City of Las Vegas

PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS · 495 SOUTH MAIN STREET · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

Mayor Carolyn G. Goodman, (At-Large)
Mayor Pro-Tem Stavros S. Anthony, (Ward 4)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Bob Coffin, (Ward 3)
Councilman Bob Beers, (Ward 2)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

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Todd L. Moody, Vice Chair
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Richard Truesdell
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Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

November 12, 2013

6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM CHRYSTAL JACOBS, DEPARTMENT OF PLANNING, 333 NORTH RANCHO DRIVE, 3RD FLOOR, (702)-229-6301 OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

ACTIONS: ALL ACTIONS EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN TEN DAYS AND PAYMENT OF THOSE COSTS SHALL BE MADE UPON FILING OF THE APPLICATION.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION AND AGREED TO BY THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

5. FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF OCTOBER 8, 2013

6. FOR POSSIBLE ACTION - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

7. **ANX-51342 - ANNEXATION - APPLICANT/OWNER: XING YU** - For possible action on a Petition to Annex 0.52 acres at 5333 Oakey Boulevard (APN 163-01-702-002), Ward 1 (Tarkanian).

8. **ANX-51431 - ANNEXATION - APPLICANT/OWNER: NVRE, LLC** - For possible action on a Petition to Annex 2.2 acres located on the north side of West Centennial Parkway, 328 feet east of Shaumber Road (APN 126-24-401-024), Ward 6 (Ross).

9. **ANX-51432 - ANNEXATION - APPLICANT: D R HORTON, INC. - OWNER: JILL ANN THACKER DUCHARME** - For possible action on a Petition to Annex 5.29 acres at 3735 Fort Apache Road (APN 138-07-602-002), Ward 6 (Ross).

10. **ANX-51433 - ANNEXATION - APPLICANT/OWNER: VERLAINE, LLC** - For possible action on a Petition to Annex 5.31 acres at the southwest corner of Moccasin Road and Homestead Road (APN 125-05-502-014), Ward 6 (Ross).

11. **TMP-51441 - TENTATIVE MAP - SKY POINTE BY RYLAND HOMES - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC** - For possible action on a request for a Tentative Map FOR A 96-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.85 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-51347].

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

12. **VAC-50916 - VACATION - PUBLIC HEARING - APPLICANT/OWNER SHIRON DEVELOPMENT, LLC** - For possible action on a request for a Petition to Vacate PUBLIC UTILITY EASEMENTS generally located north of the northwest corner of Tenaya Way and Centennial Center Parkway extending approximately 997 feet west, Ward 6 (Ross) [PRJ-50897].

PUBLIC HEARING ITEMS

13. **ABEYANCE - VAR-49497 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T - OWNER: OWNER: DRAGON 7 HENDERSON PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A 100-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 225 FEET IS REQUIRED FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) on 1.05 acres adjacent to the south side of Washington Avenue approximately 200 feet west of Martin L. King Boulevard (APN 139-28-304-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-49387]. Staff recommends DENIAL.

14. **ABEYANCE - SUP-49639 - SPECIAL USE PERMIT RELATED TO VAR-49497 - PUBLIC HEARING - APPLICANT: AT&T - OWNER: DRAGON 7 HENDERSON PROPERTIES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 75-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) adjacent to the south side of Washington Avenue approximately 200 feet west of Martin L. King Boulevard (APN 139-28-304-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-49387]. Staff recommends DENIAL.

15. **ZON-51403 - REZONING - PUBLIC HEARING - APPLICANT: WESTERN DEVELOPMENT, LLC - OWNER: ATTEBURY FAMILY PARTNERSHIP, LP** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.03 acres at the southwest corner of Lake Mead Boulevard and Pink Rose Street (APN 139-21-314-004), Ward 5 (Barlow) [PRJ-51200].

16. **ZON-51413 - REZONING - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST** - For possible action on a request for a Rezoning FROM: C-D (DESIGNED COMMERCIAL) TO: O (OFFICE) on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), Ward 1 (Tarkanian).

17. **VAR-51414 - VARIANCE RELATED TO ZON-51413 - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST** - For possible action on a request for a Variance TO ALLOW A 23-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED AND A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), C-D (Designed Commercial) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian).

18. **SUP-51415 - SPECIAL USE PERMIT RELATED TO ZON-51413 AND VAR-51414 - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED DRIVE THROUGH WITH NO INTERVENING BUILDING BETWEEN THE DRIVE THROUGH AND RESIDENTIALLY ZONED PROPERTY at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), C-D (Designed Commercial) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian).

19. **SDR-51412 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-51413, VAR-51414 AND SUP-51415 - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 24-FOOT TALL, 3,475 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL AND DRIVE THROUGH on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), Ward 1 (Tarkanian).

20. **VAR-50955 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC** - For possible action on a request for a Variance TO ALLOW 10 EXISTING FREESTANDING SIGNS TO BE SPACED 35 FEET APART WHERE SIX SIGNS SPACED AT LEAST 100 FEET APART ARE ALLOWED on 28.43 acres at the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers).

21. **MSP-50954 - MASTER SIGN PLAN RELATED TO VAR-50955 - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC** - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-40230) FOR AN EXISTING MIXED USE DEVELOPMENT on 28.43 acres at the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers).

22. **VAR-51093 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JORGE GARCIA-SALEIDO** - For possible action on a request for a Variance TO ALLOW AN FOUR-FOOT DISTANCE SEPARATION WHERE SIX FEET IS THE MINIMUM REQUIRED ON AN EXISTING 491-FOOT ACCESSORY STRUCTURE, CLASS II (GARAGE) on 0.16 acres at 1408 Newport Street (APN 140-30-114-020), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

23. **VAR-51354 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JACKSON MACON L** - For possible action on a request for a Variance TO ALLOW AN 80-FOOT TALL STRUCTURE WHERE 35 FEET IS THE MAXIMUM ALLOWABLE HEIGHT AND TO ALLOW A 77-FOOT SETBACK WHERE A 240-FOOT RESIDENTIAL ADJACENCY SETBACK IS REQUIRED at 709 Sunny Place (APN 139-28-303-004), Ward 5 (Barlow) [PRJ-51173].

24. **SUP-51355 - SPECIAL USE PERMIT REVIEW RELATED TO VAR-51354 - APPLICANT/OWNER: JACKSON MACON L** - For possible action on a request for a Special Use Permit FOR A PROPOSED WIRELESS COMMUNITCATION FACILITY, STEALTH DESIGN WITH A WAIVER TO ALLOW SUCH USE ON RESIDENTIAL PROPERTY at 709 Sunny Place (APN 139-28-303-004), Ward 5 (Barlow) [PRJ-51173].

25. **VAR-51356 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BC INVESTMENT TRUST** - For possible action on a request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 30 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED PORTECOCHERE at 5336 Elkhorn Road (APN 125-13-802-004), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-51250].

26. **SUP-51362 - SPECIAL USE PERMIT RELATED TO VAR-51356 - PUBLIC HEARING - APPLICANT/OWNER: BC INVESTMENT TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,096 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 5336 Elkhorn Road (APN 125-13-802-004), R-E

(Residence Estates) Zone, Ward 6 (Ross) [PRJ-51250].

27. **VAR-51385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ELBERT TADAO KURASHIGE TRUST, ET AL** - For possible action on a request for a Variance TO ALLOW A SIGN AREA OF 232 SQUARE FEET WHERE 118 SQUARE FEET IS THE MAXIMUM ALLOWED AND A SIGN HEIGHT OF 35 FEET WHERE RESIDENTIAL PROTECTION STANDARDS ALLOW A MAXIMUM HEIGHT OF 24.5 FEET FOR A PROPOSED FREESTANDING SIGN on 3.95 acres at 101 South Rainbow Boulevard (APN 138-34-513-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

28. **VAR-51428 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ELIZABETH JOHNSON** - For possible action on a request TO ALLOW A SIDE YARD SETBACK OF THREE FEET WHERE THE MINIMUM REQUIRED IS 10 FEET FOR A PROPOSED GARAGE CONVERSION on 0.38 acres at 6541 Ashley Vale Street (APN 125-22-410-010), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

29. **SUP-51180 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT 99¢ ONLY STORE - OWNER: BURNS FAMILY SURVIVING SPOUSE'S TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 19,261 SQURE-FOOT RETAIL ESTABLISHMENT WITH A WAIVER TO ALLOW AN APPROXIMATE 249-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 3141 North Rancho Drive (APN 138-13-511-005), C-2 (General Commercial) Zone, Ward 3 (Coffin).

30. **SUP-51181 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT 99¢ ONLY STORE- OWNER: WRI CHARLESTON COMMONS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 24,574 SQURE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED at 45 North Nellis Boulevard (APN 140-32-802-007), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

31. **SUP-51183 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 99¢ ONLY STORE** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 18,140 SQURE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED at 1155 East Charleston Boulevard (APN 139-34-801-002), C-2 (General Commercial) Zone, Ward 3 (Coffin).

32. **SUP-51184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT 99¢ ONLY STORE - OWNER: 99 CENT AT DECATUR, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 30,176 SQURE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED at 1200 South Decatur Boulevard (APN 162-06-111-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

33. **SUP-51238 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FASTBUCKS - OWNER: NORTHSHORE PLAZA, LLC** - For possible action on a request for a Major Amendment of a previously approved Special Use Permit (SUP-6378) TO RELOCATE AN EXISTING AUTO TITLE LOAN USE IN THE SAME COMMERCIAL SUBDIVISION AND INCREASE THE WAIVER FOR MINIMUM SQUARE FOOTAGE REQUIRED BY 9 PERCENT at 8370 West Cheyenne Avenue, Suite #109 (APN 138-09-420-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-58858].

34. **SUP-51381 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS NATIONAL BAIL BONDS - OWNER: GIARDINO FAMILY TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 520 South 4th Street, Suit #340 (APN 139-34-311-112, 113, and 114), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-51251].

35. **SUP-51407 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUPER PAWN, LLC - OWNER: JANKOVICS ROBERT** - For possible action on a requested for a Special Use Permit FOR A PROPOSED PAWN SHOP WITH A WAIVER TO ALLOW A 750-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 1700 South Main Street (APN 162-03-301-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51205].

36. **SUP-51411 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: YSBM INVESTMENT, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED SINGLE ROOM OCCUPANCY RESIDENCE at 1150 South Las Vegas Boulevard (APNs 162-03-112-003 and 004), C-2 (General Commercial) Zone, Ward 3 (Coffin).

37. **SUP-51416 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER - OWNER: HOUSHANG ROOHANI FAMILY TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH A WAIVERS TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED AND TO ALLOW A 287-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 625 North Lamb Boulevard, Suite #110 (APN 140-30-803-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PJR-51214].

38. **SUP-51419 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER - OWNER: DECATUR CROSSING CENTER, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED AND TO ALLOW A 120-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 280 South Decatur Boulevard (APN 138-36-516-004), PD (Planned Development) Zone, Ward 1(Tarkanian) [PRJ-51213].

39. **SUP-51423 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BELL'S MARKET - OWNER: SHOSHANI SABAH** - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,980 SQUARE-FOOT GENERAL RETAIL STORE at 720 West Owens Avenue (APN 139-22-402-011), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-51298].

40. **SUP-51429 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DOWNTOWN CARSON, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED USE at 124 South 6th Street, Suite #100 (APN 139-34-611-051), Ward 3 (Coffin) [PRJ-51201].

41. **SUP-51430 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DOWNTOWN CARSON, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED USE at 124 South 6th Street, Suite #150 (APN 139-34-611-051), Ward 3 (Coffin) [PRJ-51202].

42. **SUP-51436 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER - OWNER: 6122 W SAHARA AVE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 6122 West Sahara Avenue (APN 163-02-802-004), C-1 (Limited Commercial) Zone, Ward 1(Tarkanian) [PRJ-51211].

43. **SUP-51437 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SA RECYCLING - OWNER: FLORESTA, INC.** - For possible action on a request for a Special Use Permit FOR A PROPOSED 33,000 SQUARE-FOOT SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE WITH A WAIVER TO NOT TO PROVIDE MATURE EVERGREEN TREES AS REQUIRED ALONG ALL PERIMETERS at 3050 Sirius Avenue, Suite #101 (APN 162-08-303-032), M (Industrial) Zone, Ward 1 (Tarkanian).

44. **SUP-51438 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: B & S AUTO REPAIR - OWNER: GARY LITTLEWOOD** - For possible action on a request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE WITH A WAIVER TO ALLOW NO STACKING LANE WHERE STACKING FOR SIX VEHICLES IS REQUIRED at 4306 East Charleston Boulevard (APN 140-31-803-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

45. **SUP-51439 - PUBLIC HEARING - APPLICANT: WOOSEOK CHANG - OWNER: NATIONAL SOLUTIONS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,365 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED RESTAURANT at 6350 West Charleston Boulevard, Suite #120 (APN 138-35-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

46. **SUP-51444 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED USE at 1023 Fremont Street (APNs 139-34-712-076 and 077), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50728].

47. **SUP-51445 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 90-FOOT TALL SMALL WIND ENERGY SYSTEM WITH A WAIVER TO ALLOW SUCH USE ON A 17,400 SQUARE-FOOT LOT WHERE A 20,000 SQUARE-FOOT LOT IS THE MINIMIM LOT SIZE REQUIRED at 1023 Fremont Street (APNs 139-34-712-076 and 077), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50728].

48. **SDR-51443 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-51444 AND SUP-51445 - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,270 SQUARE-FOOT TAVERN-LIMITED FACILITY WITH A 7,293 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) SPACE on 0.40 acres at 1023 East Fremont Avenue (APNs 139-34-712-076 and 077), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50728].

49. **SUP-51472 - SPECIAL USE PERMIT- PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER - OWNER: RAINBOW BUSINESS CENTER, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING OFFICE COMPLEX WITH A WAIVER TO ALLOW A 125-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED IS REQUIRED at 651 North Rainbow Boulevard, Suite #130 (APN 138-27-701-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-51212].

50. **SDR-50484 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ELATION HOMES, LLC - OWNER: PILOT ROME PROPERTY, LLC** - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-6301) FOR A 52-LOT SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT WHERE A 52-LOT SINGLE FAMILY ATTACHED DEVELOPMENT WAS APPROVED on 5.08 acres at the northwest corner of Dorrell Lane and Campbell Road (APNs 125-20-118-001 through 054), T-C (Town Center) Zone [MLA-TC (Medium Low Attached Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49966].

51. **SDR-51434 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 11TH STREET TAVERN, LLC** - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED EXPANSION OF A LEGAL, NON-CONFORMING LIQUOR ESTABLISHMENT (TAVERN) USE on 0.33 acres at 124 South 11th Street (APN 139-34-712-079), Ward 3 (Coffin) [PRJ-51401].

DIRECTOR'S BUSINESS:

52. **ABEYANCE - DIR-50800 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend the Planning Commission Rules and Regulations. Staff recommends APPROVAL.

53. **TXT-50874 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to provide procedures related to allowing an entitlement for a "temporary" use/development concurrent with an existing entitlement for the same property and provide for other related matters.

54. **TXT-51100 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action to readopt the Town Center Development Standards to include various clarifications and updated code references related to changes made to LVMC Title 19 with the adoption of the Unified Development Code.

55. **TXT-51219 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action to amend LVMC 19.12 related to Permitted Uses, 19.16 related to Applications and Procedures and 19.18 related to Definitions and Measures regarding the Home Occupation use by revising the zoning district applicability, description and definition; provide a definition for Cottage Food Operation and amend the various provisions for Home Occupation Permits and to provide for other related matters.

56. **TXT-51221 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend LVMC 19.16.170 related to Temporary Sign Permit by revising the procedures to allow for a Special Event Permit to also service as a Temporary Sign Permit and to provide for other related matters.

57. **TXT-51291 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend LVMC Chapter 19.12 regarding the Short-Term Residential Rental use

regulations to prohibit short-term vacation rentals in any residential zoning district and to provide for other related matters.

CITIZENS PARTICIPATION:

58. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **1.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

City of Las Vegas Agenda Item No.: **2.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas Agenda Item No.: **3.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

City of Las Vegas Agenda Item No.: **4.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **5.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF OCTOBER 8, 2013

City of Las Vegas Agenda Item No.: **6.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:

Any items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

City of Las Vegas Agenda Item No.: **7.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

ANX-51342 - ANNEXATION - APPLICANT/OWNER: XING YU - For possible action on a Petition to Annex 0.52 acres at 5333 Oakey Boulevard (APN 163-01-702-002), Ward 1 (Tarkanian).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

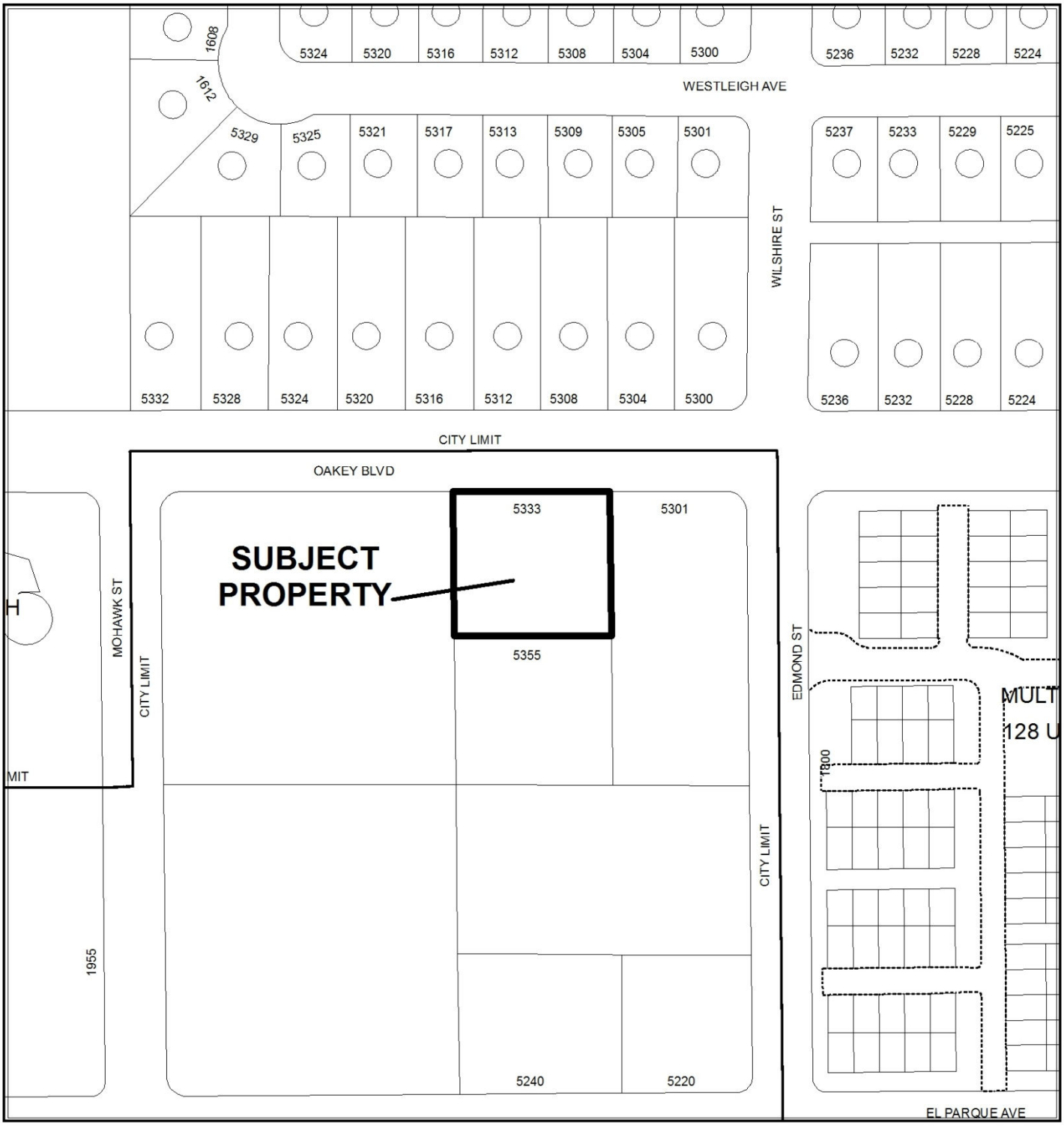
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: ANX-51342

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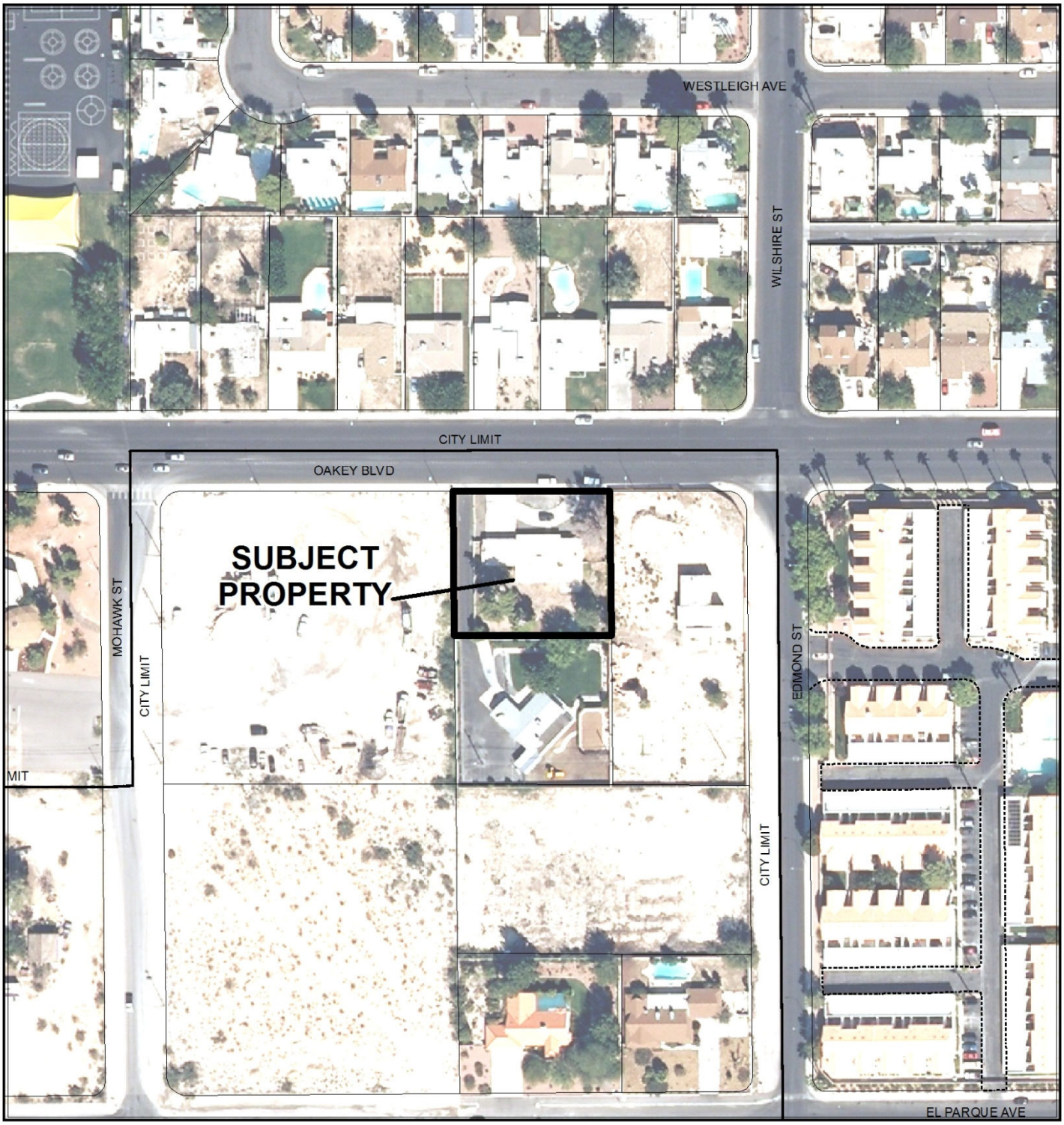

CASE: ANX-51342

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-51342** APN: 163-01-702-002

Name of Property Owner: Xing Yu

Name of Applicant: Xing Yu

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☑ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Xing Yu

State of Nevada County of Clark

Subscribed and sworn before me

This 19 day of September, 20 13 By: Xing Yu

_____

Notary Public in and for said County and State

ANGELICA JANET KLEINFELDT
Notary Public State of Nevada
No. 12-9408-1
My Appt. Exp. October 12, 2016

RECEIVED

SEP 19 2013

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
CITY CLERK
2013 SEP 23 P 4:06

Application/Petition For: ANNEXATION

Project Address (Location) 5333 OAKEY Blvd. LAS VEGAS NV 89146

Project Name _____ **Proposed Use** SFD

Assessor's Parcel #(s) 163-01-702-002 **Ward #** CLARK COUNTY

General Plan: existing ~~III~~ IN proposed ~~RE~~ RN **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Xing yu **Contact** _____

Address 6416 peppermill dr **Phone:** 626-537-0255 **Fax:** _____

City Las Vegas **State** NV **Zip** 89146

E-mail Address Xing.works@gmail.com

APPLICANT Same **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Xing yu

State of Nevada, County of Clark

Subscribed and sworn before me

This 19 day of September, 2013.

By: Xing yu

_____

Notary Public in and for said County and State

RECEIVED
SEP 19 2013
City of Las Vegas
Dept. of Planning

ANGELICA JANET KLEINFELD
Notary Public State of Nevada
No. 12-9408-1
My Appt. Exp. October 12, 2016

FOR DEPARTMENT USE ONLY

Case #	ANX-5342
Meeting Date:	10-16-13
Total Fee:	330.00
Date Received:*	9-19-13
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

I xing yu want to do Annexation Submittal Requirements for transfer my property from country Las Vegas to city Las Vegas. Because I need to connet to public sewer for [redacted] septic. it require me to do a Annexation.

9/19/2013

RECEIVED
SEP 19 2013
City of Las Vegas
Dept. of Planning
ANX-51342

City of Las Vegas Agenda Item No.: **8.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☒ **Consent** ☐ **Discussion**

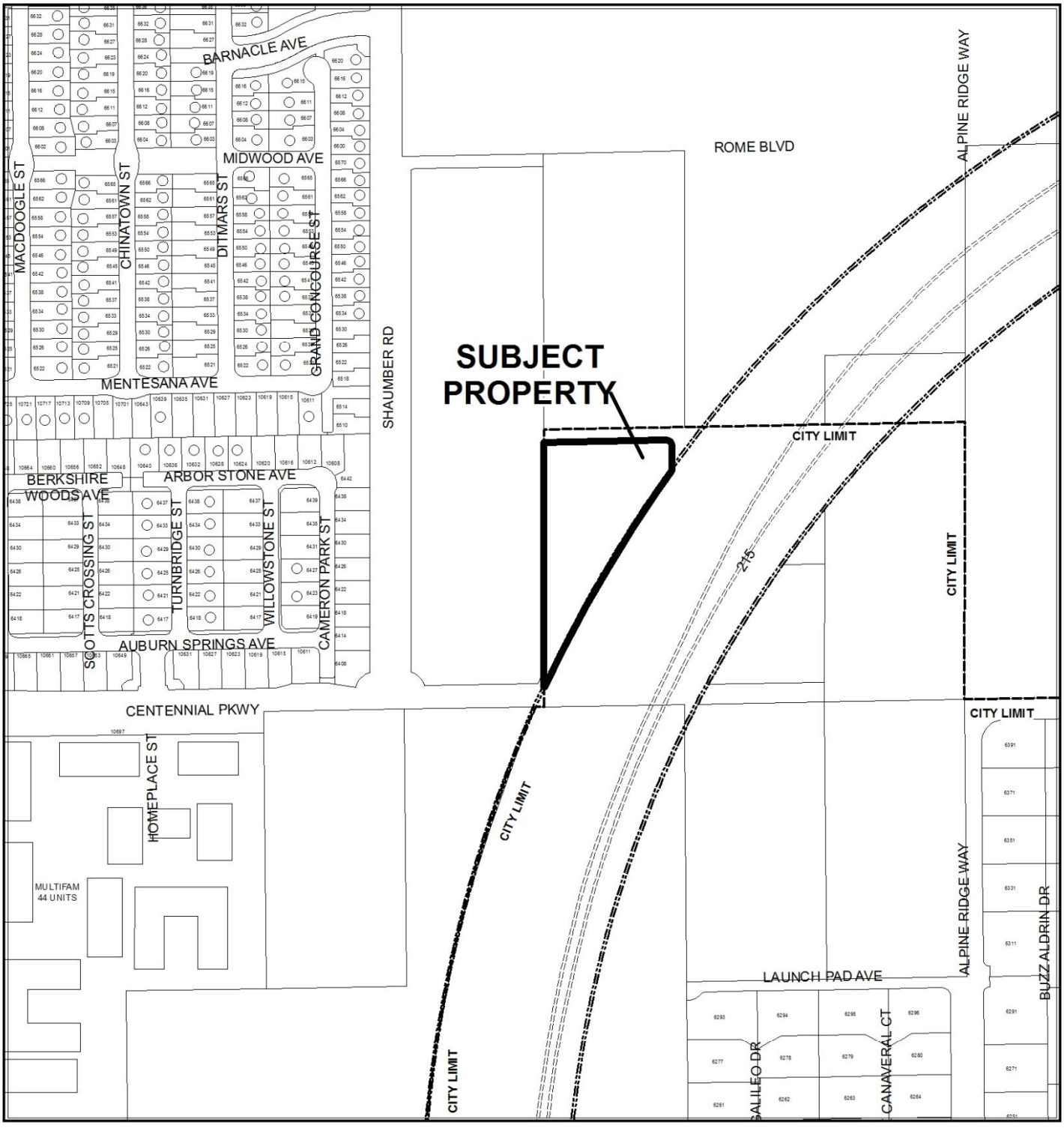
SUBJECT:
ANX-51431 - ANNEXATION - APPLICANT/OWNER: NVRE, LLC - For possible action on a Petition to Annex 2.2 acres located on the north side of West Centennial Parkway, 328 feet east of Shaumber Road (APN 126-24-401-024), Ward 6 (Ross).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: ANX-51431

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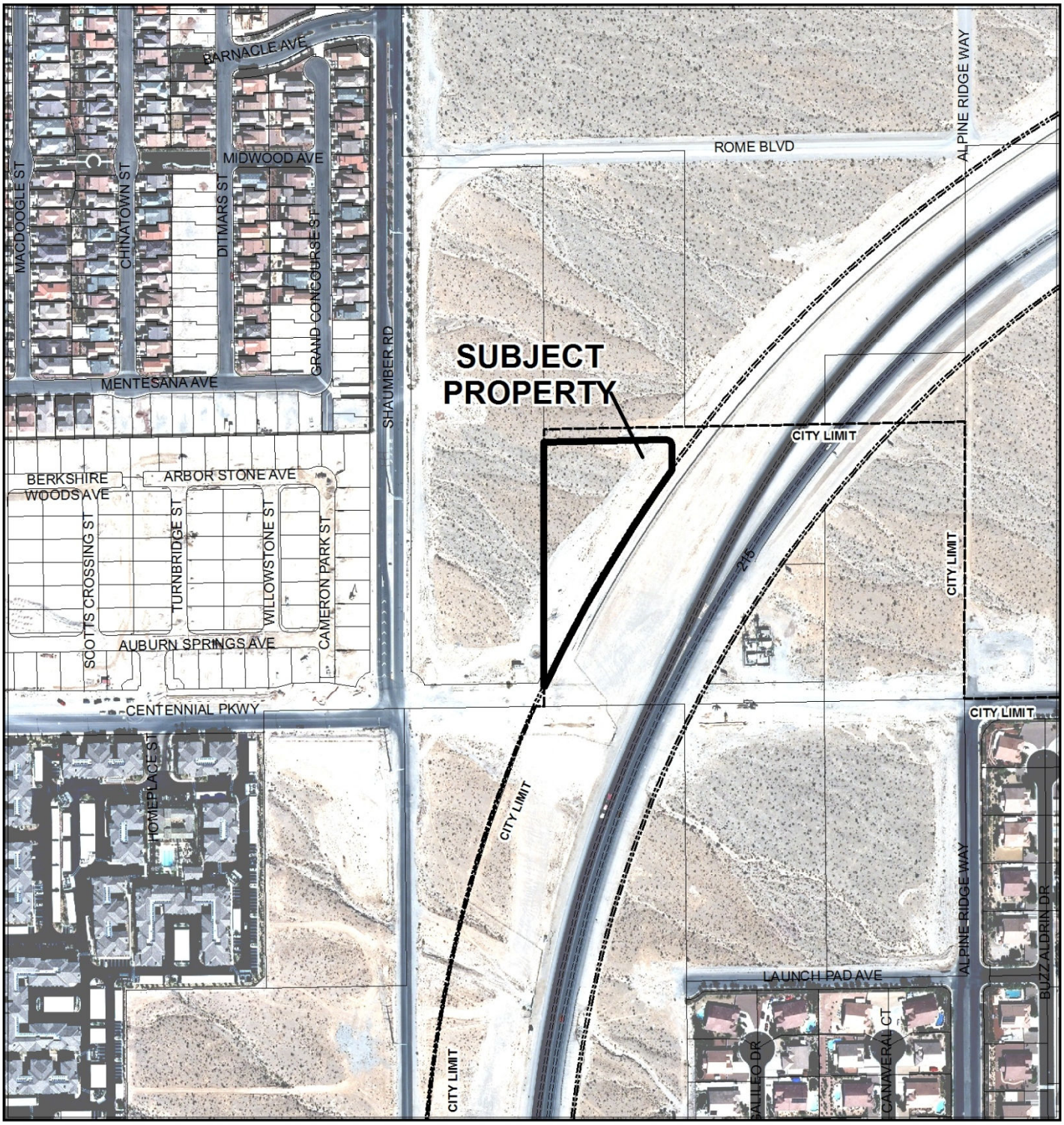

CASE: **ANX-51431**

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-51431** APN: 126-24-401-024

Name of Property Owner: NVRE, LLC

Name of Applicant: NVRE, LLC

Name of Representative: TQR Corporation, Ron Portaro

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
SEP 26 2013

Signature of Property Owner: _____

Print Name: Levi Parker, Manager for NVRE, LLC

Subscribed and sworn before me

This 25 day of September, 20 13

_____

Notary Public in and for said County and State

JANET L. KENNEDY
Notary Public, State of Nevada
Appointment No. 10-2581-1
My Appt. Expires July 12, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation - From Clark County to City of Las Vegas

Project Address (Location) Unassigned

Project Name NVRE Annexation **Proposed Use** Residential

Assessor's Parcel #(s) 126-24-401-024 **Ward #** Ross

General Plan: existing NR proposed ____ **Zoning:** existing Rural proposed Res.

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 2.2 acres **Lots/Units** N/A **Density** N/A

Additional Information Property to be annexed for future residential development -

PROPERTY OWNER NVRE, LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Parkway Suite 130 **Phone:** (702) 374-1519 **Fax:**

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT NVRE, LLC LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Parkway Suite 130 **Phone:** (702) 374-1519 **Fax:**

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

REPRESENTATIVE TQR Corporation **Contact** Ron Portaro

Address 3425 Cliff Shadows Parkway Suite 110 **Phone:** (702) 610-1919 **Fax:**

City Las Vegas **State** NV **Zip** 89129

E-mail Address ronportaro@msn.com

RECEIVED SEP 26 2013

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name LEVI PARKER

Subscribed and sworn before me

This 24 day of September, 20 13.

_____

Notary Public in and for said County and State

JANET L. KENNEDY
Notary Public, State of Nevada
Appointment No. 10-2581-1
My Appt. Expires July 12, 2014

FOR DEPARTMENT USE ONLY

Case #	ANX-5431
Meeting Date:	10-8-13
Total Fee:	330.00
Date Received:*	9-26-13
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

ANNEXATION JUSTIFICATION LETTER

To: **City of Las Vegas Planning Staff**

From: **Ron Portaro, Representative for NVRE, LLC**
APN 126-24-401-024

Date: 9-25-2013

As representative for NVRE,LLC, I am requesting that the above-referenced parcel be annexed from Clark County into the City of Las Vegas.

Parcel APN: APN 126-24-401-024

Parcel Acreage: The property is approximately 2.2 acres and is pie-shaped in nature.

Parcel Borders:

- The south and east borders of the property are combined in curve which is adjacent to the C.C. 215 highway and runs approximately 680 feet.
- The north border of the parcel is adjacent to a City of Las Vegas parcel, APN 126-24-401-006 and runs approximately 320 feet.
- The west border is adjacent to a City of Las Vegas parcel, APN 126-24-410-003 and runs approximately 590 feet.

The C.C. 215 highway is the complete neighboring border to the east and south and titled as a public right-of-way and as a result, there are no residential, industrial, or commercially zoned parcels adjacent to the east and south of the subject parcel.

Intended Use upon annexation: The parcel's intended use is for future residential development.

Support of the City of Las Vegas Regulations and Policies.

- The intent of the current property owner is for future development consistent with planning guidelines and policies of the City of Las Vegas

Please contact me should you have any questions.

Sincerely,

Ron Portaro,
For NVRE,LLC

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SEP 26 2013

ANX-51431

City of Las Vegas Agenda Item No.: **9.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

ANX-51432 - ANNEXATION - APPLICANT: D R HORTON, INC. - OWNER: JILL ANN THACKER DUCHARME - For possible action on a Petition to Annex 5.29 acres at 3735 Fort Apache Road (APN 138-07-602-002), Ward 6 (Ross). Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

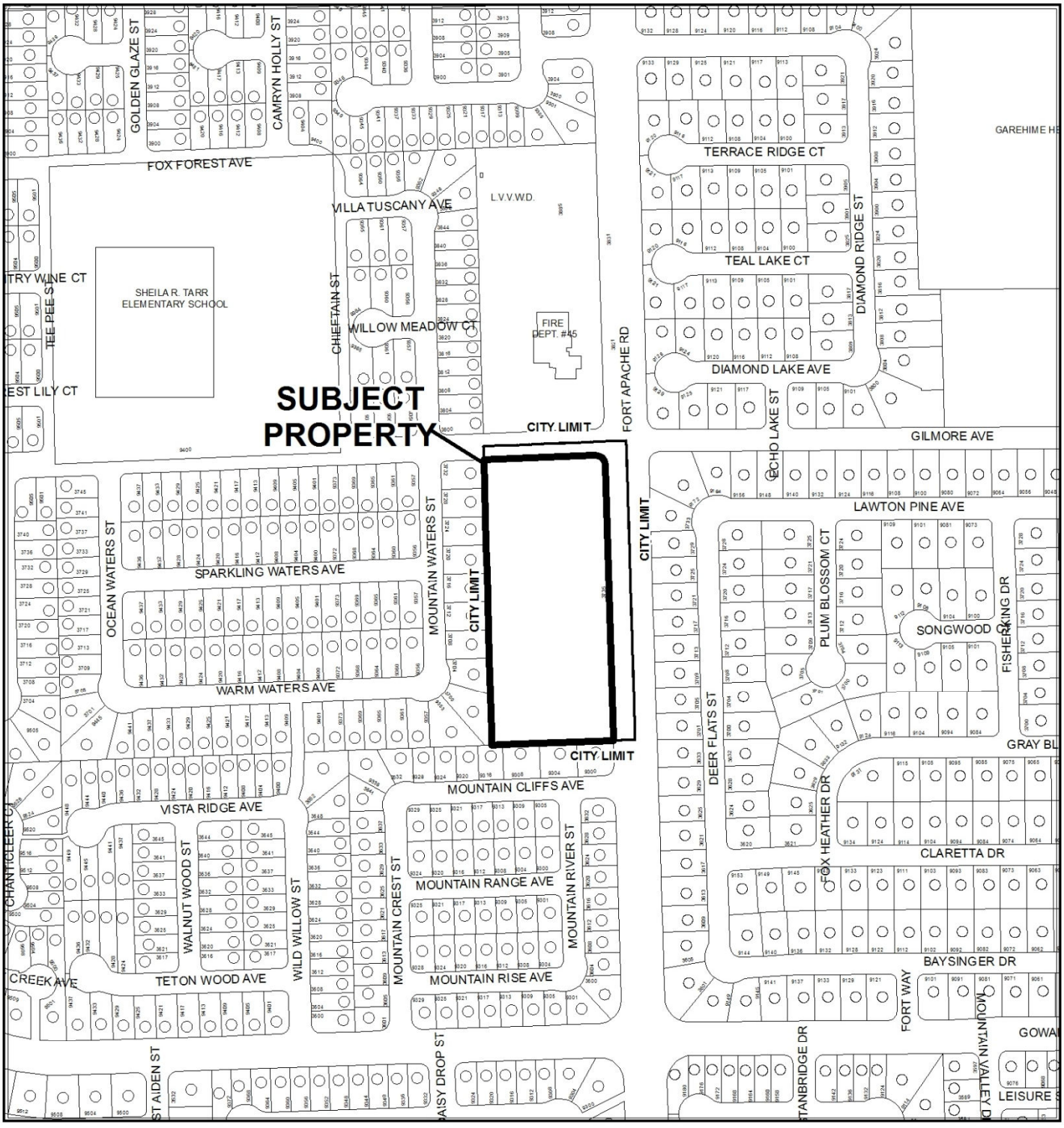
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: ANX-51432

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CASE: **ANX-51432**

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-51432** APN: 138-07-602-002

Name of Property Owner: Jill Ann ThackerDucharme

Name of Applicant: D.R. Horton Inc.

Name of Representative: TCE

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jill Ann Thacker DuCharme

Print Name: JILL ANN THACKER DUCHARME

Subscribed and sworn before me

This 24th day of June, 2013

_____

Notary Public in and for said County and State Clark, Nevada

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DARRYL RESHARD
No: 11-5278-1
My Appointment Expires June 21, 2015

RECEIVED
SEP 26 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation

Project Address (Location) 3735 N. Fort Apache Road

Project Name Gimore Creek **Proposed Use** SFR

Assessor's Parcel #(s) 138-07-602-002 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-2 proposed R-CL

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5.29 **Lots/Units** 29 **Density** _____

Additional Information _____

PROPERTY OWNER Jill Ann Thacker Ducharme **Contact** _____

Address 3735 N. Fort Apache Rd **Phone:** 810-9592 **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address _____

APPLICANT D.R. Horton Inc. **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** 672-1939 **Fax:** 817-928-61

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE TCE **Contact** Sonia Macias

Address 3277 E. Warm Springs Rd #400 **Phone:** 932-6125 **Fax:** 932-6129

City Las Vegas **State** NV **Zip** 89120

E-mail Address smacias@tce-lv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Jill Ann Thacker DeCharme

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JILL ANN THACKER DUCHARME

Subscribed and sworn before me

This 29th day of June, 20 13.

Notary Public in and for said County and State Clark, Nevada

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DARRYL RESHARD
No: 11-5278-1
My Appointment Expires June 21, 2015

FOR DEPARTMENT USE ONLY

Case #	ANX-51432
Meeting Date:	11/12/13
Total Fee:	$330.00
Date Received:*	9/26/13
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
SEP 26 2013

Revised 10/27/08

T THOMASON
C CONSULTING
E ENGINEERS

City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89106

Reference: **Gilmore Creek (Fort Apache/Gilmore)**
Annexation
APN #138-07-602-002

On behalf of D.R. Horton and Jill Ann Thacker Ducharme we respectfully request that you approve annexation of 138-07-602-002.

The subject property is located at 3735 N. Fort Apache Road which situates on 5.29 acres and is currently zoned R-2 under Clark County Zoning. The site is an infill parcel that is entirely surrounding by the City of Las Vegas and relies on City sewer for the future development of the parcel. Per meeting held on September 3, 2013 with Doug Rankin, Bart Anderson and Dennis Moyer, the application for annexation is submitted as a single parcel. However, the intent is to allow the project to proceed in Clark County (with concurrent review by CLV) through recordation of the 29 lot final map prior to final annexation action. A copy of the proposed site plan that complies with CLV development requirements is attached.

If you have any questions or need additional information, please call me at 932-6125 (office) or 336-4071 (cell).

Sincerely,

Sonia Macias
Project Coordinator

3161 East Warm Springs Road, Suite 200
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

RECEIVED
SEP 26 2013
ANX-51432

City of Las Vegas Agenda Item No.: **10.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☒ **Consent** ☐ **Discussion**

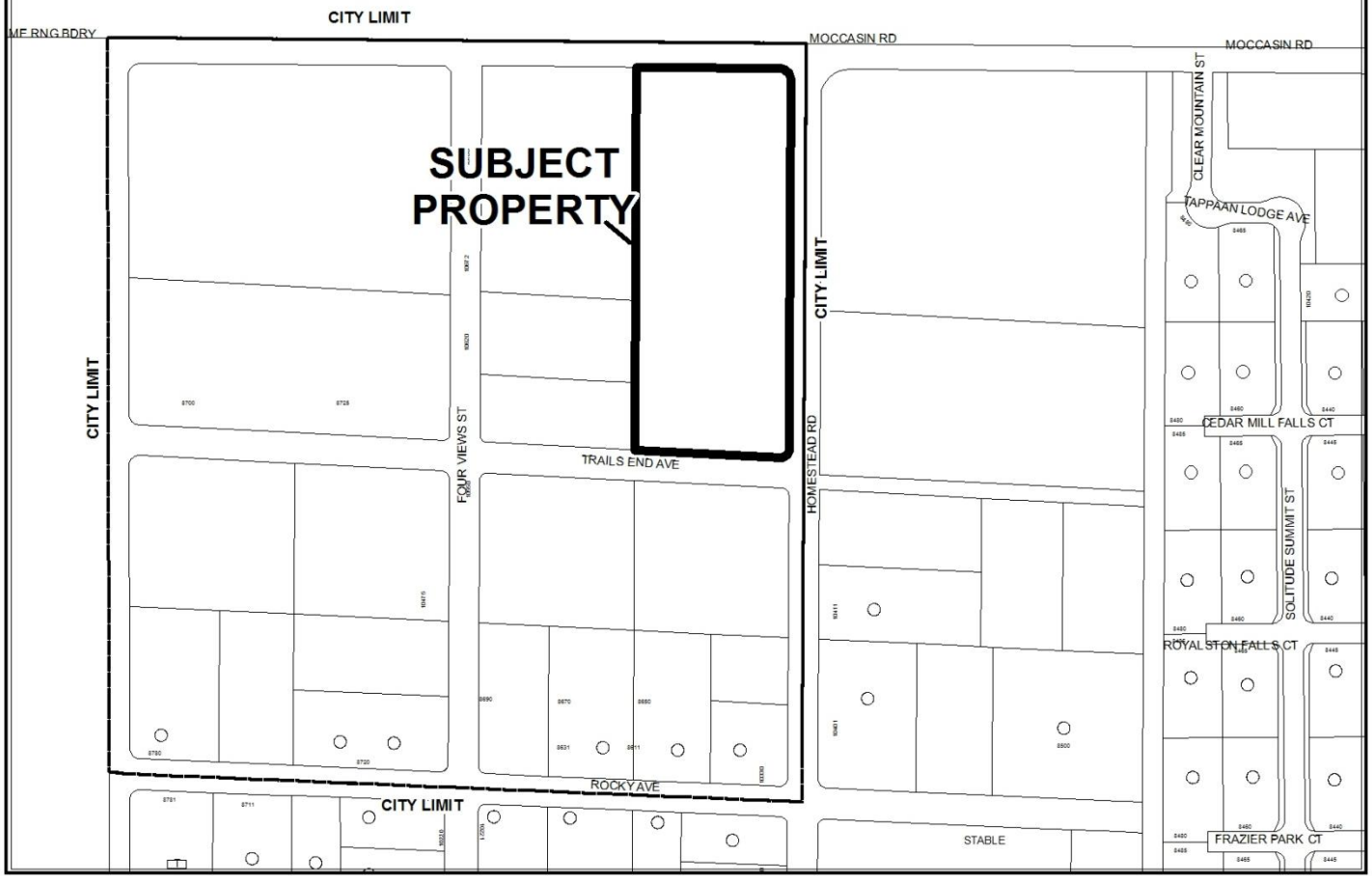
SUBJECT:
ANX-51433 - ANNEXATION - APPLICANT/OWNER: VERLAINE, LLC - For possible action on a Petition to Annex 5.31 acres at the southwest corner of Moccasin Road and Homestead Road (APN 125-05-502-014), Ward 6 (Ross). Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Exhibit Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: ANX-51433

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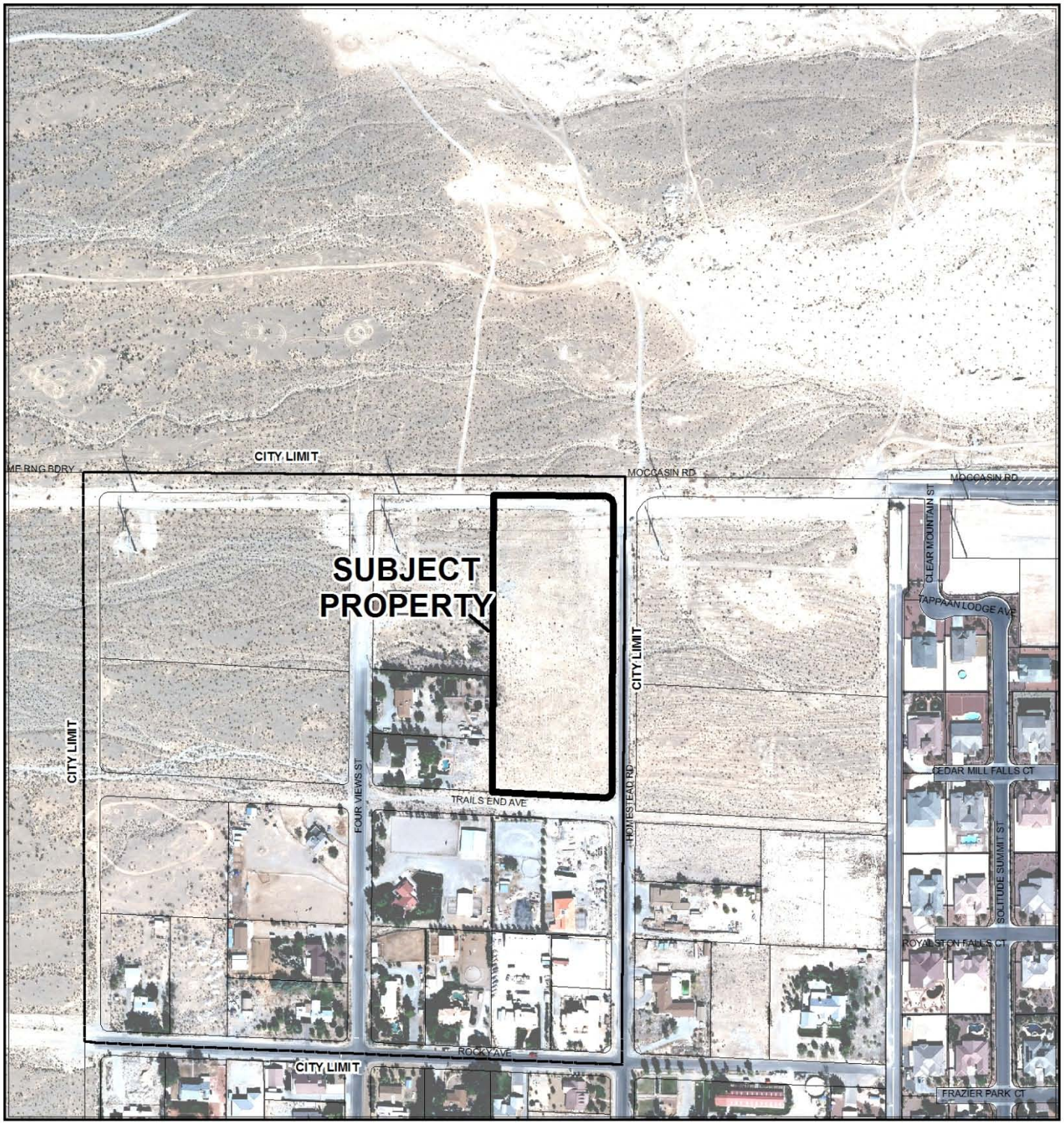

CASE: **ANX-51433**

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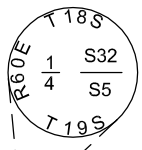
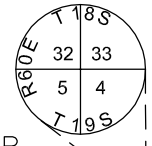
A PORTION OF THE NE 1/4 SECTION 5 T19S, R60E, MDM





MOCCASIN AVENUE

S89°30'55"E 2639.63'

706.73' 334.70' 334.52' 50.00' 1263.68'

P.O.B.

P.O.C.

S00°17'52"W 50.00'

FOUR VIEWS STREET

N00°16'07"E 818.94'

S00°17'52"W 753.06'

APN 125-05-502-014
BLOCK 502 - LOT 4
FILE 123 OF SURVEYS, PAGE 33
(CLARK CO. NV. RECORDS)

30.00'

N00°17'33"E 847.25'

HOMESTEAD ROAD

NOT-TO-SCALE

S00°17'52"W 30.03'

334.95'

S87°05'31"E 669.57'

30.00'

TRAILS END AVENUE

LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	
RIGHT-OF-WAY LINE	
STREET CENTERLINE	

TOTAL AREA TO BE ANNEXED
281,089 SQ. FT (6.45 ACRES)

ANX-51433

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE NO._____

THIS MAP EXHIBIT WAS PREPARED FROM EXISTING INFORMATION AS SHOWN IN FILE 123 OF SURVEYS, PAGE 33, OF CLARK COUNTY, NEVADA, RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON (ex131001.doc)

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF OPERATIONS
& MAINTENANCE
RIGHT OF WAY SECTION

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-51433** APN: 125-05-502-014

Name of Property Owner: Verlaine, LLC

Name of Applicant: Verlaine, LLC

Name of Representative: TQR Corporation, Ron Portaro

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Cheng Wei

Print Name: Wei Cheng

Subscribed and sworn before me

This 26th day of Aug, 20 2013

Notary Public in and for said County and State

C. Q. COOPER
Notary Public State of Nevada
No. 06-102376-1
My appt. exp. Jan. 19, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation - From Clark County to City of Las Vegas

Project Address (Location) 0

Project Name Verlaine Annexation **Proposed Use** Residential

Assessor's Parcel #(s) 125-05-502-014 **Ward #** Ross

General Plan: existing _____ proposed _____ **Zoning:** existing Res. Ag proposed Res.

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 5.31 acres **Lots/Units** _____ **Density** _____

Additional Information Property to be annexed for future residential development -

PROPERTY OWNER Verlaine LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Parkway Suite 130 **Phone:** (702) 374-1519 **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT Verlaine LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Parkway Suite 130 **Phone:** (702) 374-1519 **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

REPRESENTATIVE TQR Corporation **Contact** Ron Portaro

Address 3425 Cliff Shadows Parkway Suite 110 **Phone:** (702) 610-1919 **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address ronportaro@msn.com

RECEIVED SEP 26 2013

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Cheng Wei

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name CHENG WEI

Subscribed and sworn before me

This 24TH day of SEPT., 20 13.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DUSTIN WALTER
No: 03-82717-1
My Appointment Expires June 23, 2015

FOR DEPARTMENT USE ONLY

Case #	AMX-51433
Meeting Date:	11-12-13
Total Fee:	330.00
Date Received:*	9-26-13
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

ANNEXATION JUSTIFICATION LETTER

To: **City of Las Vegas Planning Staff**

From: **Ron Portaro, Representative for Verlaine, LLC**
Property Owner,
APN 125-05-502-014

Date: 9-25-2013

As representative for the above referenced property owner, Verlaine, LLC, I am requesting that the above-referenced parcel be annexed from Clark County into the City of Las Vegas.

Parcel APN: 125-05-502-014

Parcel Acreage: The property is approximately 5.31 acres.

Parcel Borders:

- The east border of the property runs approximately **750 feet** in length running north to south and is bordered by parcels **125-05-503-001, and 125-05-503-002, both in the jurisdiction of the City of Las Vegas.**
- The north border of the parcel is adjacent to land owned by U.S.A., APN 100-32-000-001 and runs approximately 320 feet.
- The west border is adjacent to a Clark County parcels with APNs 125-05-502-09, 125-05-502-010, and 125-05-502-011 and runs approximately 590 feet.
- The south border is adjacent to a Clark County parcel, APN 125-05-505-027, and runs approximately 310 feet.

Intended Use upon annexation: The parcel's intended use is for residential dwelling units as is consistent with the City of Las Vegas Land Use Plans and policies.

Support of the City of Las Vegas Regulations and Policies.

- The intent of the current property owner is for future development consistent with planning guidelines and policies of the City of Las Vegas

Please contact me should you have any questions.

Sincerely,

Ron Portaro, Representative

Verlaine, LLC



ANX-51433

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-51433** APN: 125-05-502-014

Name of Property Owner: Verlaine, LLC

Name of Applicant: Verlaine, LLC

Name of Representative: TQR Corporation, Ron Portaro

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Cheng Wei

Print Name: Wei Cheng

Subscribed and sworn before me

This 26th day of Aug, 20 2013

Notary Public in and for said County and State

C. Q. COOPER
Notary Public State of Nevada
No. 06-102376-1
My appt. exp. Jan. 19, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation - From Clark County to City of Las Vegas

Project Address (Location) 0

Project Name Verlaine Annexation **Proposed Use** Residential

Assessor's Parcel #(s) 125-05-502-014 **Ward #** Ross

General Plan: existing _____ proposed _____ **Zoning:** existing Res. Ag proposed Res.

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 5.31 acres **Lots/Units** _____ **Density** _____

Additional Information Property to be annexed for future residential development -

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Address 3425 Cliff Shadows Parkway Suite 130 **Phone:** (702) 374-1519 **Fax:** _____

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E-mail Address levi@investintolv.com

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E-mail Address ronportaro@msn.com

RECEIVED SEP 26 2013

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Property Owner Signature* Cheng Wei

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name CHENG WEI

Subscribed and sworn before me

This 24TH day of SEPT., 20 13.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DUSTIN WALTER
No: 03-82717-1
My Appointment Expires June 23, 2015

FOR DEPARTMENT USE ONLY

Case #	AMX-51433
Meeting Date:	11-12-13
Total Fee:	330.00
Date Received:*	9-26-13
Received By:	

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Property Owner,
APN 125-05-502-014

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- The intent of the current property owner is for future development consistent with planning guidelines and policies of the City of Las Vegas

Please contact me should you have any questions.

Sincerely,

Ron Portaro, Representative

Verlaine, LLC



ANX-51433

City of Las Vegas Agenda Item No.: **11.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

TMP-51441 - TENTATIVE MAP - SKY POINTE BY RYLAND HOMES - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Tentative Map FOR A 96-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.85 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-51347].

P.C.: FINAL ACTION (Unless Appealed Within 7 Days)

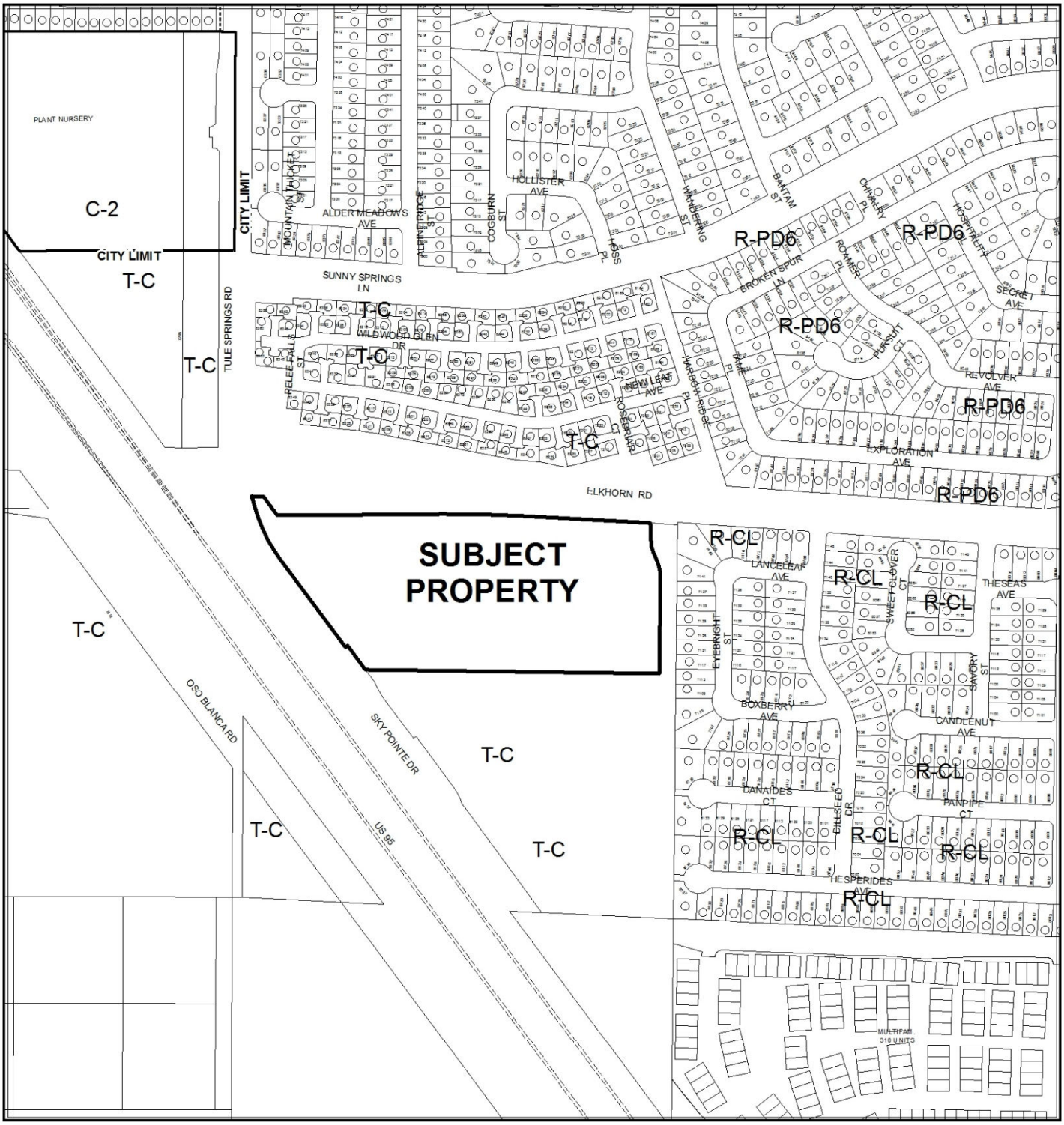
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

None

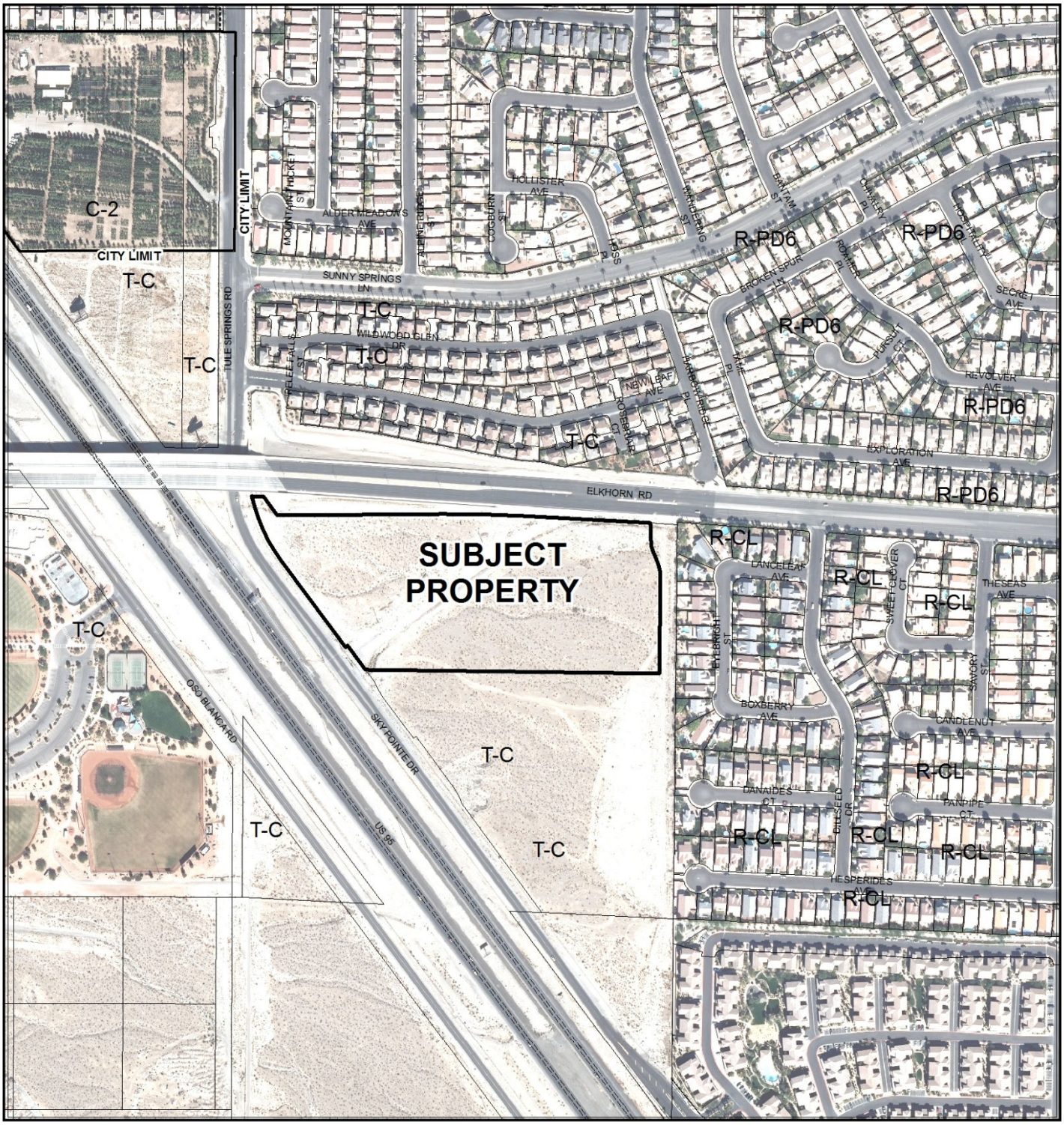
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos



CASE: TMP-51441 (PRJ-51347)

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) Special Land Use Designation]



CASE: **TMP-51441 (PRJ-51347)**

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) Special Land Use Designation]

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-51441 APN: 125-21-102-008

Name of Property Owner: Ryland Homes Nevada LLC

Name of Applicant: Ryland Homes Nevada LLC

Name of Representative: RCI Engineering

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jared Raston

Print Name: JARED RASTON

Subscribed and sworn before me

This 23 day of September 2013

Notary Public in and for said County and State

HEATHER SORENSEN
NOTARY PUBLIC STATE OF NEVADA
My Commission Expires: 3-19-2014
Certificate No: 02-77139-1

PRJ-51347
09/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) SEC Sky Pointe Drive and Elkhorn Road

Project Name Sky Pointe by Ryland Homes **Proposed Use** Single Family Res

Assessor's Parcel #(s) 125-21-102-008 **Ward #** _____

General Plan: existing TC proposed TC **Zoning:** existing SX-TC proposed SX-TC

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 11.85 **Lots/Units** 96 **Density** 8.10

Additional Information _____

PROPERTY OWNER Ryland Homes Nevada LLC **Contact** Jeff Stevens

Address 8925 W. Russell Road #200 **Phone:** (702) 360-7519 **Fax:** (702) 360-7005

City Las Vegas **State** NV **Zip** 89148

E-mail Address jstevens@ryland.com

APPLICANT Ryland Homes Nevada LLC **Contact** _____

Address 8925 W. Russell Road #200 **Phone:** (702) 360-7519 **Fax:** (702) 360-7005

City Las Vegas **State** NV **Zip** 89148

E-mail Address jstevens@ryland.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

Address 3281 S. Highland Drive, #810 **Phone:** (702) 453-0800 **Fax:** (702) 453-0801

City Las Vegas **State** NV **Zip** 89109

E-mail Address cthompson@rcinevada.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JAREN R Aston

Subscribed and sworn before me

This 23 day of September, 20 13.

_____

Notary Public in and for said County and State

HEATHER SORENSEN
NOTARY PUBLIC STATE OF NEVADA
My Commission Expires: 3-19-2014
Certificate No: 02-77139-1

FOR DEPARTMENT USE ONLY

Case #	TMP-51441
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-51447
09/26/13

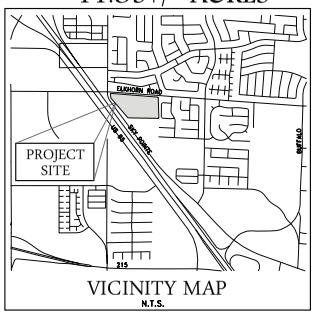
Revised 10/27/08

TENTATIVE MAP FOR

SKY POINTE BY RYLAND HOMES

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

APN 125-21-102-008
CITY OF LAS VEGAS, NEVADA
11.85+/- ACRES



VICINITY MAP
N.T.S.

OWNER/DEVELOPER

RYLAND HOMES®

8925 WEST RUSSELL ROAD
LAS VEGAS, NV 89148
(702) 360-7500 FAX (702) 360-7005

DESIGN ENGINEER:

RCI Engineering

3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH#702.453.0800 FAX#702.453.0801

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 21, TOWNSHIP 19 RANGE 60 EAST M.DM. FURTHER DESCRIBED AS PARCEL 1 OF PARCEL MAP RECORDED MARCH 6, 2013 IN BOOK 20130306 FILE 118 PAGE 98 OF OFFICIAL RECORD, CLARK COUNTY, NEVADA

BASIS OF BEARINGS

SOUTH 01°21'17" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 183, PAGE 53 OF SURVEYS.

BENCHMARK

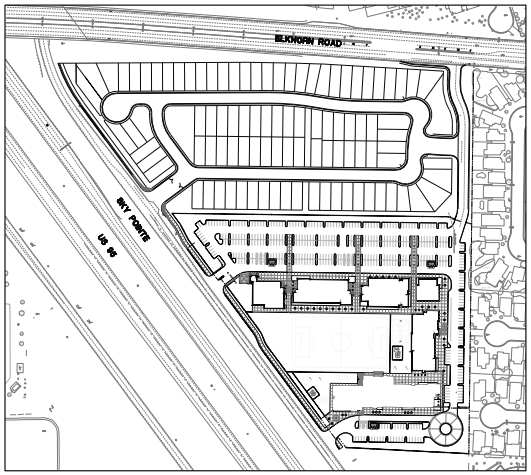
CLARK COUNTY BENCHMARK NO. 4C20 10W4

RIVET AND SQUARE ALUMINUM PLATE IN A CONCRETE ELECTRICAL PAD, 165' EAST OF DURANGO DR. ON THE NORTH SIDE OF WIGWAM AVE.

ELEVATION = 834.330 METERS (NAVD'88)
ELEVATION = 2737.30 US SURVEY FEET (NAVD'88)

LEGEND

RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
PROPOSED PUBLIC SEWER LINE	X" SWR
PROPOSED PUBLIC WATERLINE	X" WTR
EXISTING PUBLIC SEWER LINE	EX. X" SWR
EXISTING PUBLIC WATERLINE	EX. X" WTR
PROPOSED SIDEWALK	
PROPOSED FIRE HYDRANT	
EXISTING STREET LIGHT	
INDEX CONTOUR	2035
INTERMEDIATE CONTOUR	
LOT NUMBER	1
RATE OF GRADE	2.00%
RIGHT OF WAY	R/W
SIDEWALK	SW
SQUARE FEET	S.F.
COMMON ELEMENT	C.E.
POINT OF CONNECTION	POC



SITE PLAN
NOT TO SCALE

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA, THE DESIGN GUIDELINES FOR THE PASEOS AT SUMMERLIN AND SPECIFICATIONS OF THE CITY OF LAS VEGAS. UNLESS NOTED OTHERWISE.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   - WATER..... LAS VEGAS VALLEY WATER DISTRICT
   - ELECTRIC..... NV ENERGY
   - GAS..... SOUTHWEST GAS CORPORATION
   - SEWER..... CITY OF LAS VEGAS
   - SOLID WASTE DISPOSAL..... REPUBLIC SERVICES
   - TELEPHONE..... CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = 0.029 M.G.D. AVG.
   SEWER CONTRIBUTION = 0.103 M.G.D. PEAK
5. BUILDING SETBACKS TO COMPLY WITH CITY OF LAS VEGAS DEVELOPMENT CODE OR APPROVED WAIVERS.
6. STORM WATER TO SURFACE DRAIN ON STREETS AND IN STORM DRAINS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP.
8. THIS DEVELOPMENT LIES WITHIN A ZONE "X" AS DESIGNATED BY FEMA FIRM MAP# 32003C1745
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR PRIVATE STREETS ARE 47' WIDE UNLESS OTHERWISE SHOWN.
11. ALL CURB RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
14. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS HAVE NOT BEEN LOCATED WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
15. PRIVATE INTERIOR STREETS ARE CITY OF LAS VEGAS PUBLIC SEWER EASEMENTS, PUBLIC UTILITY EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS. SURFACE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

LAND USE INFORMATION:

APN	= 125-21-102-001
CURRENT ZONING (ALL PARCELS)	= SX-TC
PROPOSED ZONING	= SX-TC
TOTAL GROSS ACREAGE	= 11.85 AC
TOTAL SINGLE FAMILY NUMBERED LOTS	= 96 LOTS
DENSITY	= 8.10 DU/AC
OPEN SPACE REQUIREMENT	= 103,237 SF (20%)
OPEN SPACE PROVIDED	= 88,009± SF (13.2%)
SETBACKS	
FRONT:	18' TO FRONT ENTRY GARAGE
	14' TO LIVING AREA
REAR:	10'
SIDE:	5' (10' SIDE CORNER)

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	TM-1	COVER SHEET
2	TM-2	TENTATIVE MAP
3	TM-3	STREET SECTIONS AND DETAILS
4	TM-4	SITE CROSS SECTIONS

PRJ-51347
09/26/13

FOR REVIEW ONLY

BY	APP'D	DATE

DESCRIPTION

REV

DATE: September 26, 2013
HORZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3046.0006

RYLAND HOMES®
8925 WEST RUSSELL ROAD
LAS VEGAS, NV 89148
(702) 360-7500 (702) 360-7005

RCI Engineering
3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH#702.453.0800 FAX#702.453.0801

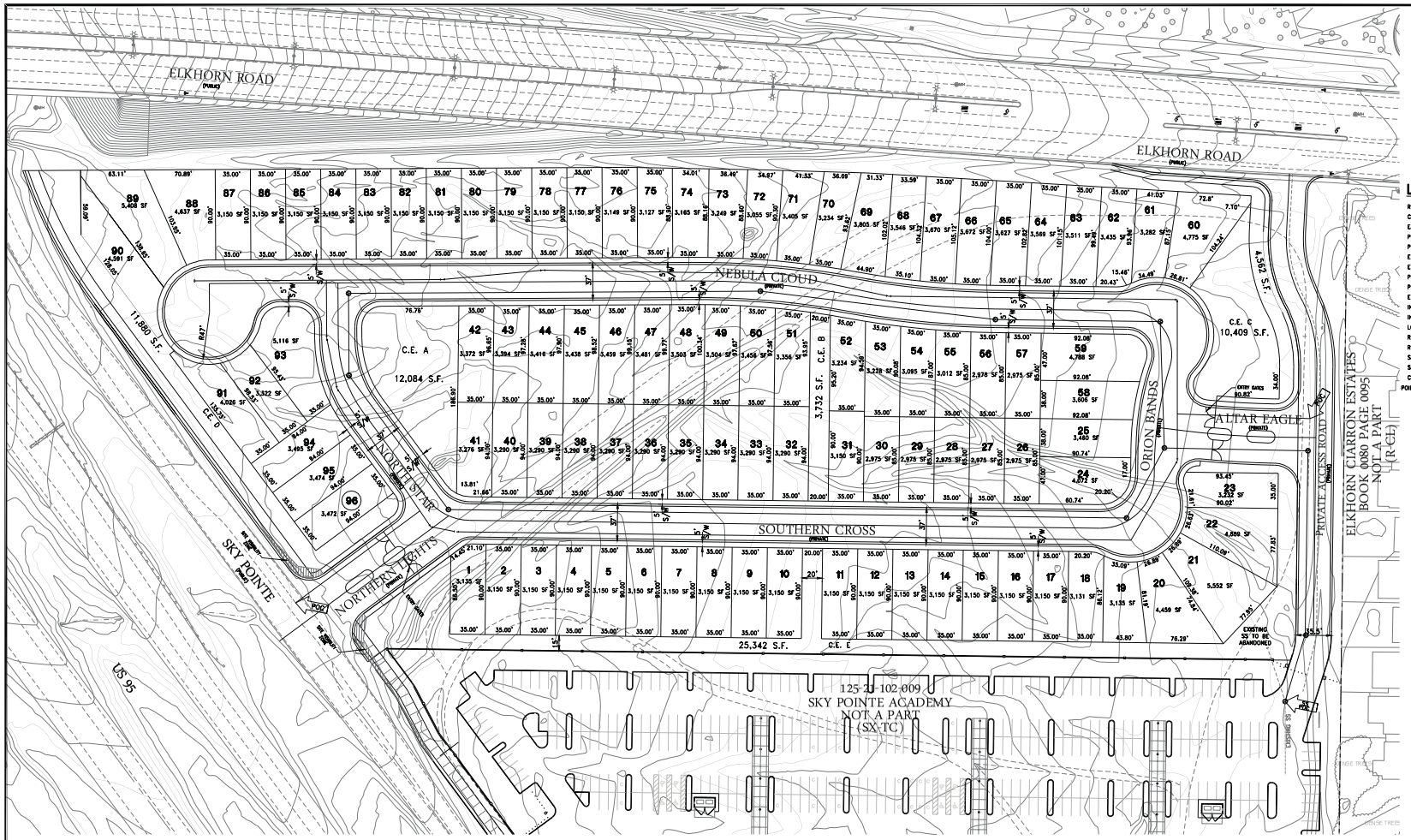
COVER SHEET
SKY POINTE BY RYLAND HOMES
TENTATIVE MAP
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER L. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134

DRAWING
TM-1
SHT 1 OF 4

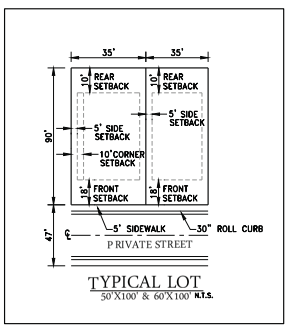
D:\3170_Ryland Homes\0005_Sky Pointe_DRAWING\Tentative Map\TM-1_Sky_Pointe.dwg CThompson 9/26/13 3:04pm

TMP-51441

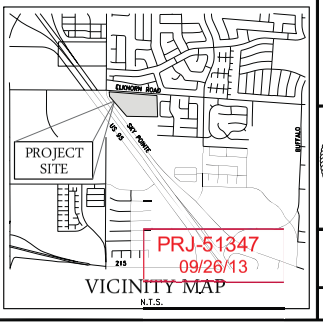


LEGEND

RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
PROPOSED PUBLIC SEWER LINE	X" SWR
PROPOSED PUBLIC WATERLINE	X" WTR
EXISTING PUBLIC SEWER LINE	EX. X" SWR
EXISTING PUBLIC WATERLINE	EX. X" WTR
PROPOSED SIDEWALK	
PROPOSED FIRE HYDRANT	
EXISTING STREET LIGHT	
INDEX CONTOUR	2035
INTERMEDIATE CONTOUR	
LOT NUMBER	1
RATE OF GRADE	2.00%
RIGHT OF WAY	R/W
SIDEWALK	SW
SQUARE FEET	S.F.
COMMON ELEMENT	C.E.
POINT OF CONNECTION	POC



TYPICAL LOT
50'X100' & 60'X100' N.T.S.



VICINITY MAP
N.T.S.

PRJ-51347
09/26/13

FOR REVIEW ONLY

DESCRIPTION	REV	BY	APPD	DATE

DATE: September 26, 2013
HORZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3040.0006

RYLAND HOMES®
8925 WEST RUSSELL ROAD
LAS VEGAS, NV 89148
(702) 396-7500 (702) 396-7555

RCI Engineering
3281 South Highland Drive, Suite 800, Las Vegas, NV 89109
PH(702)-853-0800 FAX(702)-853-0801

TENTATIVE MAP
SKYPOINT BY RYLAND HOMES
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
COMPREHENSIVE PLAN AMENDMENT

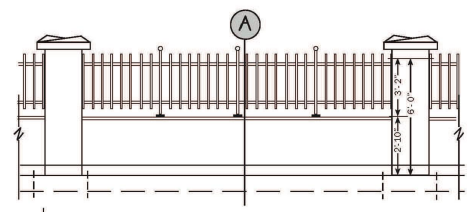
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA — CHRISTOPHER L THOMPSON — Exp. 6/30/2014 — CIVIL — No. 14134

DRAWING
TM-2
SHT 2 OF 4

O:\3170_Ryland Homes\0005_Sky Pointe_PLANNING\Tentative Map\TM-1_Sky_Pointe.dwg CThompson 9/26/13 3:09pm

TMP-51441

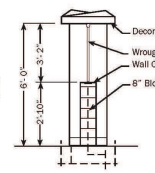


WALL WROUGHT IRON

Scale: 1" = 3'-0"

Note:

Permitted materials are:
Decorative block, split face,
flute, brick, slump or stone.

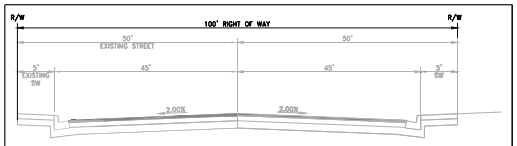


A WALL DETAIL

Scale: 1" = 3'-0"

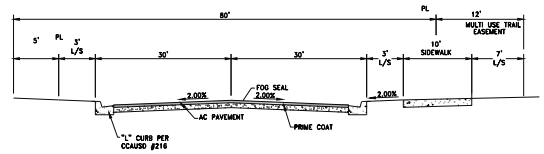
SOUTH PROPERTY LINE FENCE

ADJACENT TO CHARTER SCHOOL SCALE: NTS



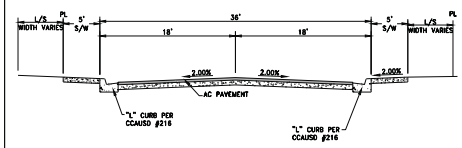
100' R/W HALF STREET SECTION

EXISTING ELKHORN ROAD SCALE: NTS



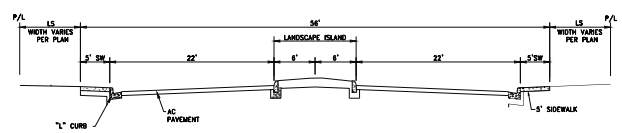
PUBLIC 60' STREET

SKY POINTE AVENUE SCALE: NTS



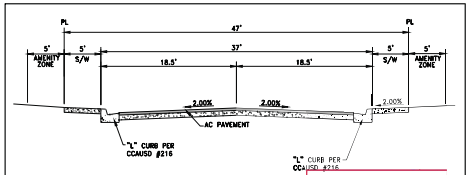
36' PRIVATE ON-SITE STREET

ACCESS ROAD TO ELKHORN SCALE: NTS



56' ON SITE PRIVATE STREET

ENTRY ROAD CROSS SECTION SCALE: NTS



PRJ-51347
09/26/13

47' PRIVATE ON-SITE STREET

ATTACHED SIDEWALK SCALE: NTS

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

DATE: September 26, 2013
HORZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3040.0026

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PH#702.453.0800 FAX#702.453.0801

TENTATIVE MAP
SKY POINT BY RYLAND HOMES
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
COMPREHENSIVE PLAN AMENDMENT

CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER – STATE OF NEVADA
CHRISTOPHER L. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134

DRAWING
TM-3
SHT 3 OF 4

O:\3170_Ryland Homes\0005_Sky Points_PLANNING\Tentative Map\TM-1_Sky_Points.dwg CThompson 9/26/13 4:20pm

TMP-51441



FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

DATE: September 26, 2013
HORIZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3040.0026

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PH#702.453.0800 FAX#702.453.0801

CROSS SITE SECTION
SKY POINTE BY RYLAND HOMES
TENTATIVE MAP

CITY OF LAS VEGAS NEVADA

DRAWING
TM-4
SHT 4 OF 4

PRJ-51347
09/26/13

TMP-51441

City of Las Vegas Agenda Item No.: **12.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

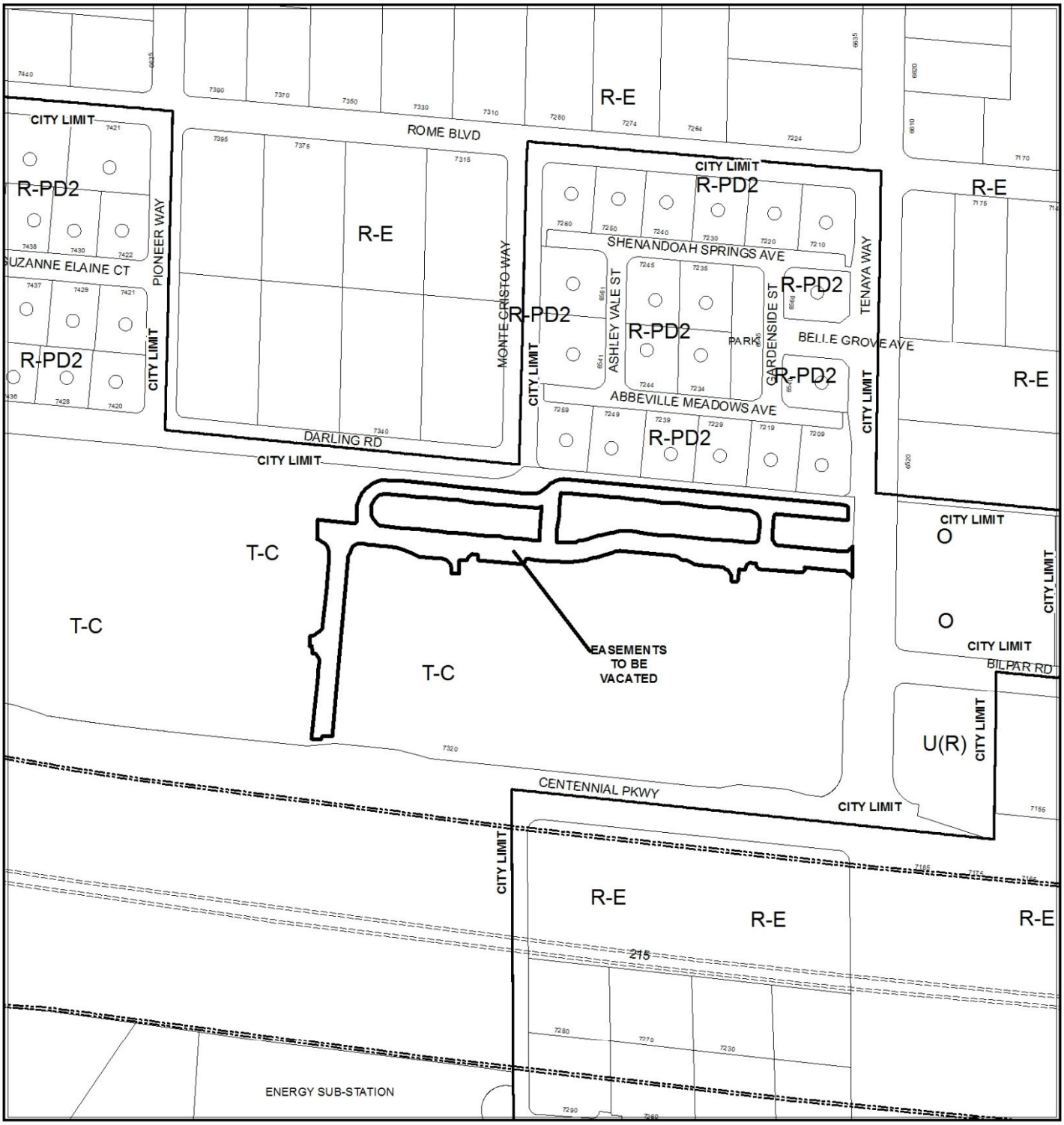
SUBJECT:
VAC-50916 - VACATION - PUBLIC HEARING - APPLICANT/OWNER SHIRON DEVELOPMENT, LLC - For possible action on a request for a Petition to Vacate PUBLIC UTILITY EASEMENTS generally located north of the northwest corner of Tenaya Way and Centennial Center Parkway extending approximately 997 feet west, Ward 6 (Ross) [PRJ-50897].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: VAC-50916 (PRJ-50896)

0 150 300 Feet

N



CASE: VAC-50916 (PRJ-50896)

0 150 300
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-50916 APN: 125-22-401-014

Name of Property Owner: Shiron Development, LLC

Name of Applicant: Shiron Development, LLC

Name of Representative: James Limerick

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James Limerick

Subscribed and sworn before me

This 19th day of August, 2013

Sarah Rincon Mendoza

Notary Public in and for said County and State

SARAH RINCON-MENDOZA
Notary Public State of Nevada
No. 05-98786-1
My Appt. Exp. April 10, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) 6455 N Tenaya Way, NW Corner of Tenaya Way & Centennial Pkwy

Project Name Paxton Walk - Phase I **Proposed Use** 96 unit MF Complex

Assessor's Parcel #(s) 125-22-401-014 **Ward #** 6

General Plan: existing TC proposed TC **Zoning:** existing SX-TC proposed SX-TC

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5.11 **Lots/Units** 96 **Density** 18.79

Additional Information _____

PROPERTY OWNER Shiron Development LLC **Contact** James Limerick

Address 4322 W Cheyenne Avenue **Phone:** (702) 279-8258 **Fax:** (702) 489-8208

City North Las Vegas **State** NV **Zip** 89032

E-mail Address jlimerick@bluemarbledev.com

APPLICANT Shiron Development LLC **Contact** James Limerick

Address 4322 W Cheyenne Avenue **Phone:** (702) 279-8258 **Fax:** (702) 489-8208

City North Las Vegas **State** _____ **Zip** _____

E-mail Address jlimerick@bluemarbledev.com

REPRESENTATIVE Blue Marble Development LLC **Contact** James Limerick

Address 4322 W Cheyenne Avenue **Phone:** (702) 279-8258 **Fax:** (702) 489-8208

City North Las Vegas **State** NV **Zip** 89032

E-mail Address jlimerick@bluemarbledev.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name James Limerick

Subscribed and sworn before me

This 19th day of August, 20 13.

Sarah Rincon Mendoza

Notary Public in and for said County and State

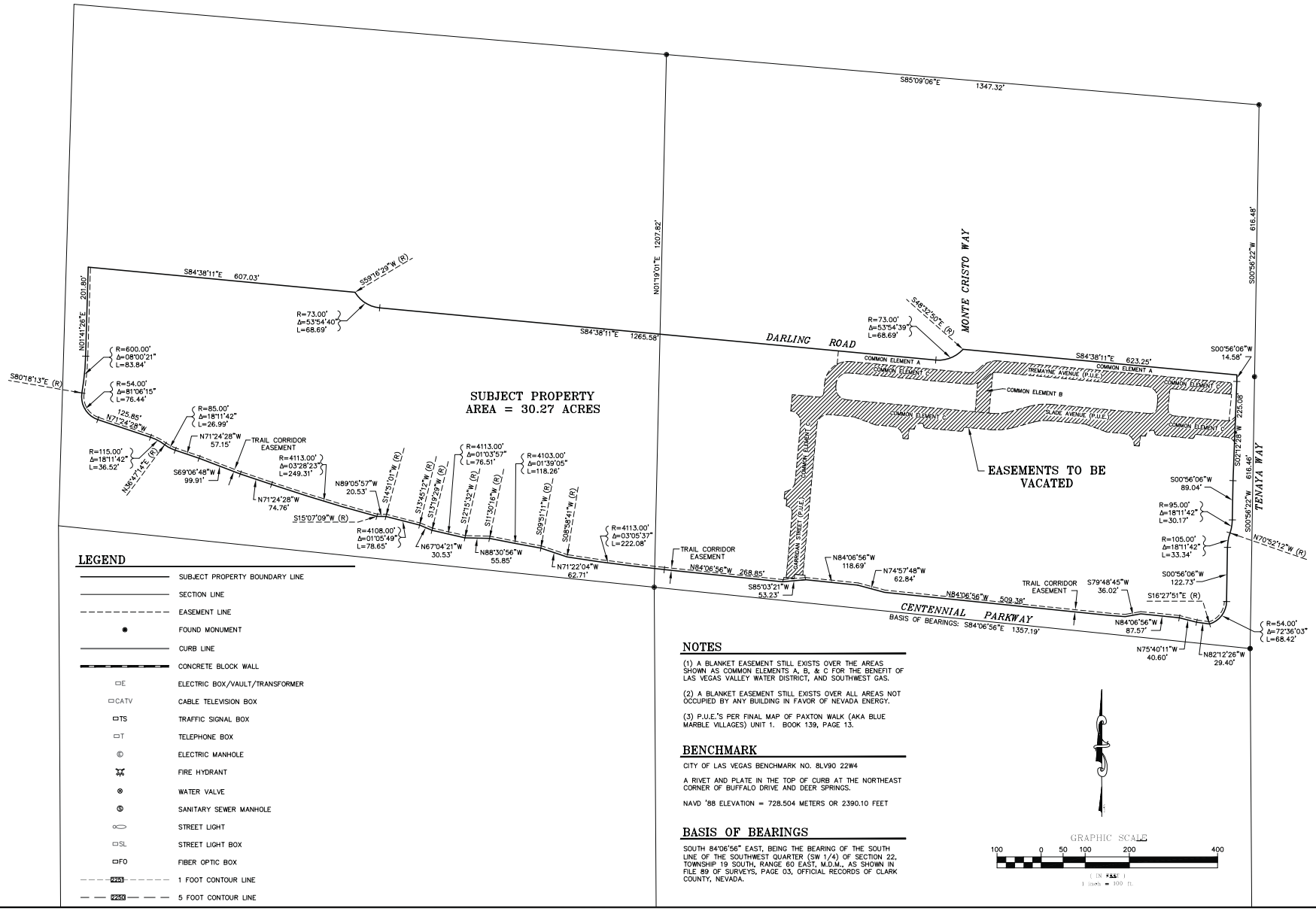
SARAH RINCON-MENDOZA
Notary Public State of Nevada
No. 05-98786-1
My Appt. Exp. April 10, 2017

FOR DEPARTMENT USE ONLY

Case #	VAC-50916
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

P.U.E. VACATION EXHIBIT
CENTENNIAL & TENAYA



LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- FOUND MONUMENT
- CURB LINE
- CONCRETE BLOCK WALL
- E — ELECTRIC BOX/VAULT/TRANSFORMER
- CATV — CABLE TELEVISION BOX
- TS — TRAFFIC SIGNAL BOX
- T — TELEPHONE BOX
- E — ELECTRIC MANHOLE
- FIRE HYDRANT
- WATER VALVE
- S — SANITARY SEWER MANHOLE
- STREET LIGHT
- SL — STREET LIGHT BOX
- FO — FIBER OPTIC BOX
- 2253 — 1 FOOT CONTOUR LINE
- 2250 — 5 FOOT CONTOUR LINE

NOTES

(1) A BLANKET EASEMENT STILL EXISTS OVER THE AREAS SHOWN AS COMMON ELEMENTS A, B, & C FOR THE BENEFIT OF LAS VEGAS VALLEY WATER DISTRICT, AND SOUTHWEST GAS.

(2) A BLANKET EASEMENT STILL EXISTS OVER ALL AREAS NOT OCCUPIED BY ANY BUILDING IN FAVOR OF NEVADA ENERGY.

(3) P.U.E.'S PER FINAL MAP OF PAXTON WALK (AKA BLUE MARBLE VILLAGES) UNIT 1. BOOK 139, PAGE 13.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. 8LV90 22W4

A RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF BUFFALO DRIVE AND DEER SPRINGS.

NAVD '88 ELEVATION = 728.504 METERS OR 2390.10 FEET

BASIS OF BEARINGS

SOUTH 84°06'56" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN FILE 89 OF SURVEYS, PAGE 03, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LOCHSA SURVEYING
6345 SOUTH JONES BLVD., SUITE 330
LAS VEGAS, NEVADA 89118
PHONE (702) 365-3012 FAX (702) 365-3017

REV.# | DATE | BY | DESCRIPTION

P.U.E. VACATION EXHIBIT
CENTENNIAL & TENAYA

Drawn By: TMM Date: 08/12/13
Checked By: RMM Date: 08/12/13
Project No.: 5-2821 Scale: 1" = 100'

Sheet 1 of 1

VAC-50916

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118

Lochsa engineering

August 20, 2013

City of Las Vegas
Planning Department
333 N. Rancho Blvd.
Las Vegas, NV 89106

Re: Justification letter for Public Utility easement vacation
APN: 125-22-401-014
Lochsa job No. 131054

To whom it may concern:

On behalf of Shiron Development LLC,, Lochsa Engineering is applying to vacate various Public Utility easements within APN: 125-22-401-014. These easements were created by a map entitled "Final Map of Paxton Walk (aka Blue Marble Villages) Unit 1" Book 139, Page 13. The property was reverted back to acreage per "Reversionary Map of Paxton Walk (aka Blue Marble Villages) Unit 1" Book 142, Page 39. These easements are no longer required because the development type has changed and no longer will be constructed per the previously approved plans. New easements will be created based on the current development strategy. We hereby request permission to vacate these easements.

Guy Morris, P.E.
Principal
Lochsa Engineering, Inc.

PRJ-50897
08/27/13

City of Las Vegas Agenda Item No.: **13.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

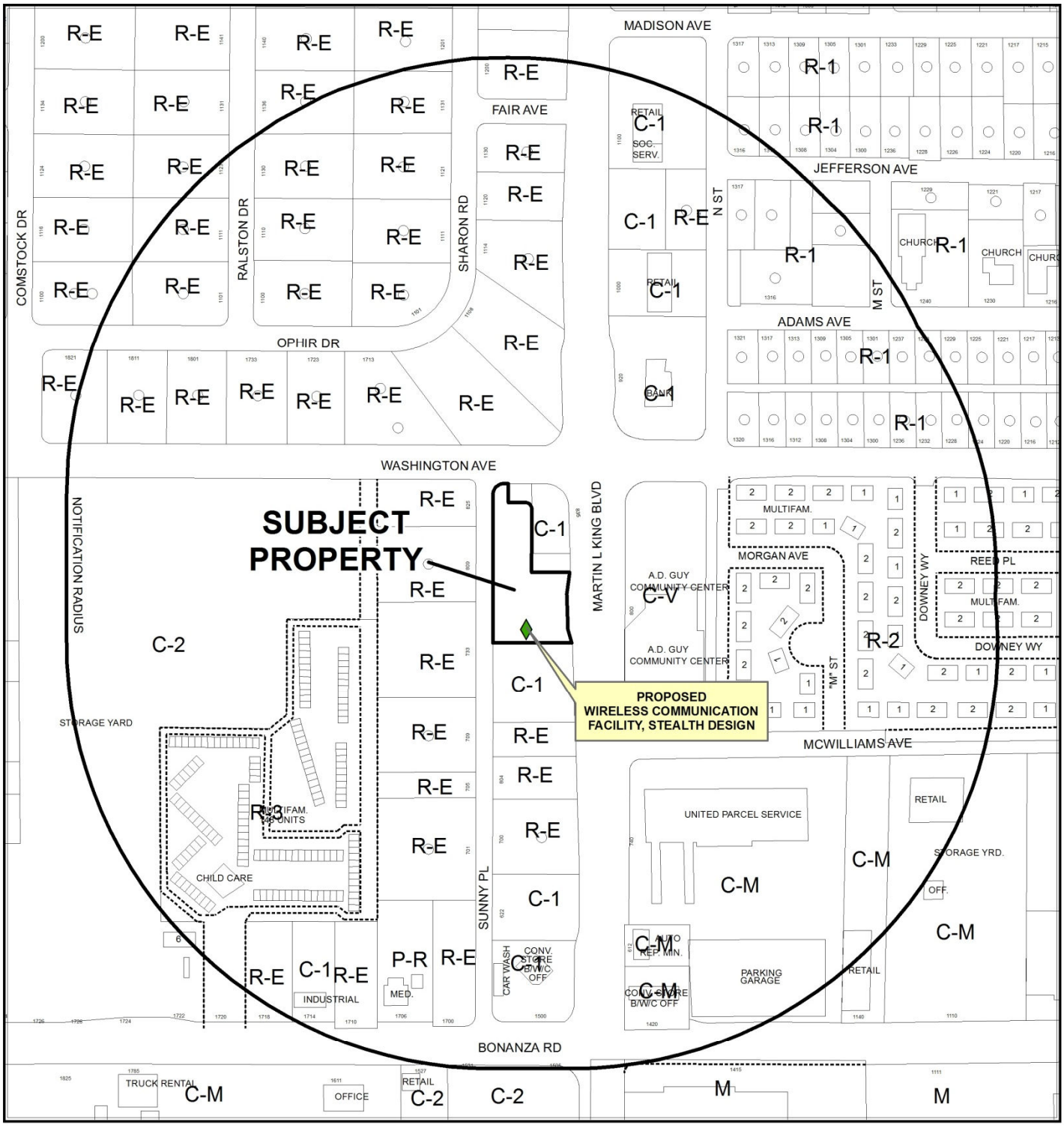
SUBJECT:
ABEYANCE – VAR-49497 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T - OWNER: OWNER: DRAGON 7 HENDERSON PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A 100-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 225 FEET IS REQUIRED FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) on 1.05 acres adjacent to the south side of Washington Avenue approximately 200 feet west of Martin L. King Boulevard (APN 139-28-304-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-49387]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-49497 and SUP-49639
2. Conditions and Staff Report - VAR-49497 and SUP-49639
3. Supporting Documentation
4. Photos - VAR-49497 and SUP-49639
5. Justification Letter - VAR-49497 and SUP-49639
6. Protest Postcard - VAR-49497 and SUP-49639



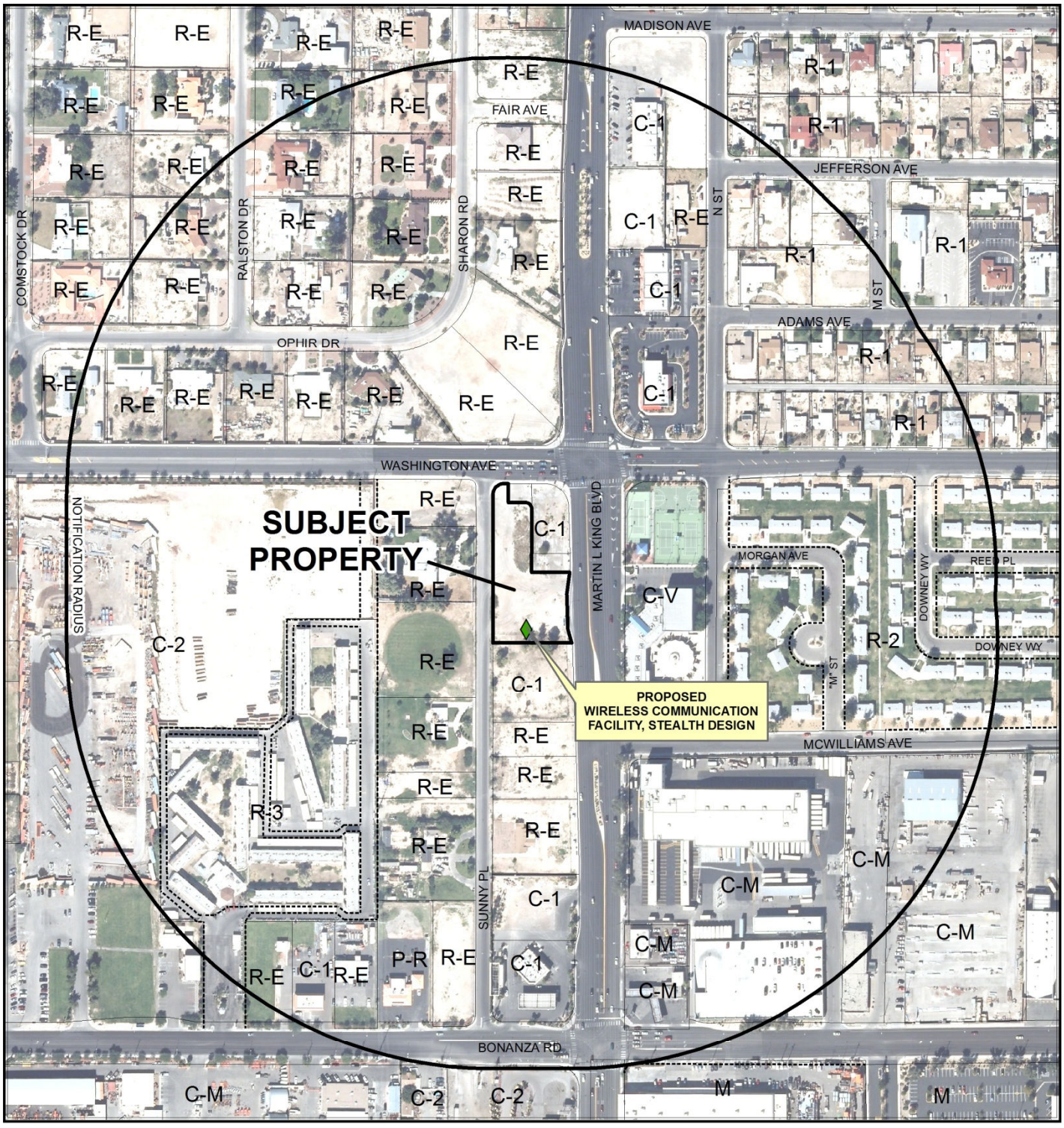
0 300 600 Feet

CASE: **VAR-49497 AND SUP-49639 (PRJ-49387)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 300 600 Feet

CASE: **VAR-49497 AND SUP-49639 (PRJ-49387)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: AT&T - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-49497	Staff recommends DENIAL, if approved subject to conditions:	N/A
SUP-49639	Staff recommends DENIAL, if approved subject to conditions:	VAR-49497

** CONDITIONS **

VAR-49497 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-49639 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-49497) shall be required.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
August 13, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 75-foot tall Wireless Communication Facility, Stealth Design (monopalm) on vacant lot located on the south side of Washington Avenue, approximately 200 feet west of Martin L. King Boulevard. The proposed facility will accommodate up to three tiers of antennas and tower of the surrounding neighborhood thus creating the beginnings of visual blight.

An associated Variance request is needed to allow a residential adjacency setback of 100-foot where 225 feet is required. The subject site's proximity to residential property coupled with its shallowness highlights the sites unsuitable for such a use. The Applicant's desire to locate such a facility at this location is preferential in nature and would have a negative impact on the welfare of the adjacent residences; therefore, the proposed use cannot be conducted in a harmonious manner. Staff is recommending denial of this Special Use Permit and Variance application.

ISSUES

- The Conditional use requirements for a Wireless Factuality, Stealth design are not meet: therefore, a Special Use Permit is required in the C-1 (Limited Commercial) zoning district.
- A residential adjacency setback Variance to allow a 75-foot tall wireless structure to be located 100 feet from a residentially protected property where 225 feet is required.
- As presented, the proposed use is inconsistent with the West Las Vegas Plan Redevelopment Objective (N).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/21/87	The City Council approved the Rezoning (Z-0090-87) from R-E (Residence Estates) to C-1 (Limited Commercial) injunction with a retail center. The Planning Commission recommended approval. Land use entitlement expired.
10/03/90	The City Council approved Rezoning (Z-0095-90) from R-E (Residence Estates) to C-1 (Limited Commercial) injunction with a 20,658 square-foot Shopping Center. The Planning Commission recommended approval.
10/02/91	The City Council approved an Extension of Time (Z-0095-90) for Resolution of Intent (Z-0095-90) to rezone the property from R-E (Residence Estates) to C-1 (Limited Commercial) injunction with a 20,658 square-foot Shopping Center. The Planning Commission recommended approval.

10/03/92	The City Council approved an Extension of Time (Z-0095-90) for Resolution of Intent (Z-0095-90) to rezone the property from R-E (Residence Estates) to C-1 (Limited Commercial) injunction with a 20,658 square-foot Shopping Center. The Planning Commission recommended approval.
12/17/92	The Planning Commission approved a Plot Plan Review (Z-0095-90) for a bank on the northwest corner of the shopping center.
11/04/92	The City Council approved an Extension of Time (Z-0095-90) for Resolution of Intent (Z-0095-90) to rezone the property from R-E (Residence Estates) to C-1 (Limited Commercial) injunction with a 20,658 square-foot Shopping Center. The Planning Commission recommended approval of this request.
06/07/00	The City Council approved a Resolution of Intent [Z-0095-90 (6)] to rezone the property from R-E (Residence Estates) to C-1 (Limited Commercial) injunction with a 20,658 square-foot Shopping Center. The Planning Commission recommends approval of this request.
10/29/07	A complaint was filed with Code Enforcement for trailers in the right-of-way and on the vacant lot. The complaint was resolved on 11/03/07.
07/09/13	The Planning Commission voted to hold this item in abeyance to the 08/13/13 Planning Commission meeting at the request of the applicant to discuss the design of the plan with members of the community.

Most Recent Change of Ownership	
02/07/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business license for this property

Pre-Application Meeting	
05/14/13	A Pre-Application meeting was held with the applicant and the following was discussed: 1. The Special Use Permit and Variance submittal requirements for a Wireless Communication Facility, Stealth Design that does meet the requirement setback. 2. The requirements for a voluntary neighborhood meeting.

Neighborhood Meeting	
06/27/13	A neighborhood meeting was held on June 27, 2013 from 5:35 pm to 6:05 pm at the Doolittle Community Center located at 1950 J Street. The meeting was attended by one citizen, two members of the development team, and one Planning individual. No concerns were raised about this project by the general public at the meeting.

Field Check	
06/04/13	A field check was conducted on the property and discovered patches of weeds on garbage on the property. A complaint was filed with Code Enforcement on 06/06/13.

Details of Application Request	
Site Area	
Gross Acres	1.05

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	C (Commercial)	C-1 (Limited Commercial)
North	Vacant	C (Commercial)	C-1 (Limited Commercial)
		R (Rural Density Residential)	R-E (Residence Estates)
South	Vacant	C (Commercial)	C-1 (Limited Commercial)
East	Single, Family Residential	MXU (Mixed-Use	R-E Residence Estates
	Vacant		
West	Community Recreational Facility (Public)	PF (Public Facilities)	C-V Civic

Master Plan Areas	***Compliance***
West Las Vegas Plan	N
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140-Foot)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	350 Feet	Y
Min. Setbacks			
• Front	10 Feet	344 Feet	Y
• Side	10 Feet	120 Feet	Y
• Corner	10 Feet	27 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50 %	0.2 %	Y
Mech. Equipment	Screened	Y	Y
Height*	33 Feet	75 Feet	N

*Building height is limited by the Residential Adjacency Standard.

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	225 Feet	100 Feet	N

ANALYSIS

The subject property is located on the south side of Washington Avenue approximately 200 feet west of Martin L. King Boulevard, on a vacant lot located within the C-1 (Limited Commercial) zoning district. Also, said property is in the Airport Overlay with a restricted height of 140 feet. At 75 feet the proposed tower falls well below the Airport Overlay's restricted height. However, the 75-foot tower fails to meet the required 225-foot residential adjacency setback, as it is only providing a 100-foot setback from a residentially zoned property. As such, a residential adjacency setback Variance is required. Failure to meet code results in the project failing to meet the West Las Vegas Redevelopment Plan overall Objectives, which are designed "to eliminate and prevent the spread of blight and deterioration in the Redevelopment Area." Specifically, the setback Variance does not meet Objective N, for the project fails to upgrade "the quality of life in the Redevelopment area."

The Wireless Communication Facility, Stealth Deign use is defined as "A wireless communication facility that is designed to blend into the surrounding environment. Examples include without limitation: antenna tower alternative structures; roof mounted antennas (with architectural screening when appropriate); building mounted antennas painted to match the existing structure; antennas integrated into architectural elements (such as steeples or cupolas); antennas and antenna structures designed to look like light poles, flagpoles, or any other camouflaging techniques available on the market; and a cable microcell network which utilizes multiple low powered transmitters/receivers or repeaters attached to existing wireline systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers."

The use meets the definition above as the applicant has proposed a monopalm design depicted on elevations and site plan date stamped 05/22/13.

Conditional Use Regulations:

1. The applicant must submit to the Department, for administrative review and approval, a site plan and an elevation drawing. The Director shall review the documents to determine if the proposed facility conforms to the conditions listed below for this use. If the Director, in his discretion:
   a. Approves the proposed facility to proceed as a conditional use, the Director shall provide written notice of approval to the applicant, with a copy to the office of the City Council. Within 10 days after the notice is mailed or delivered, the applicant may proceed to apply for building permits, unless a member of the City Council files with the Director a written request for the Council to review the approval. If such a request to review is filed, the application must first be reviewed and approved by the Council.
   b. Determines that the proposed facility does not conform to the conditions listed below, a Special Use Permit will be required for the use. Any determination by the Director that a Special Use Permit will be required is not subject to appeal.
2. No residential use may exist on the property.
3. The design must conform to the definition of the term "Wireless Communication Facility, Stealth Design," as set forth in LVMC 19.18.020 and as determined by the Director.
4. Within an area designated as a Historic Preservation District, the proposed facility must first be reviewed by the Historic Preservation Commission before the Director considers granting approval as a conditional use.
5. The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility.
6. The frequencies used by the communication provider shall be in conformance with Federal Communication Commission standards, as certified by a competent professional (such as a radio frequency engineer).

The proposed project fails to meet Conditional Use Requirements 1 and 5 with respect to the tower height and its visual compatibility with the surrounding area. Additionally, the subject property does not have enough space to accommodate the proposed use without the approval of a residential adjancy setback variance. In summation, the Applicant's desire to locate such a facility at this location is preferential in nature and would have a negative impact on the welfare of the adjacent residences; therefore, the proposed use cannot be conducted in a harmonious manner. Staff is recommending denial of this Special Use Permit and Variance application.

FINDINGS (VAR-49497)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a Wireless Communication Facility that is taller than the property can physically accommodate. A shorter communication tower could be constructed that conforms to code or an alternative site could be located that adequately accommodates the proposed project as presented and would allow conformance to all Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is therefore outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-49639)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   If approved, the proposed Wireless Communication Facility, Stealth Design (mono-palm) will be constructed on a vacant lot. The north and west property lines are in close proximity to residential zoned properties and a minimum residential adjacency setback of 225 feet is required. As such, the proposed project will result in a negative visual impact on the surrounding community and therefore cannot be conducted in a harmonious and compatible manner with existing neighboring land uses as projected by the General Plan.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The subject site is not physically suitable for the intensity of the proposed use, as the facility will be greater in height than allowed by code and is taller than surrounding trees and structures. Additionally, as new antennas/carriers collocate on the facility, the Wireless Communication Facility will create additional visual intrusion into the neighboring properties.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Site access is provided from three streets, Washington Avenue (a 80-foot Major Collector), Martin L. King Boulevard (a 100-foot Primary Arterial), and Sunny Place (40-foot right-of-way). All three streets can easily accommodate the proposed use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of this Special Use Permit will affect the quality of life or welfare of the residents of the surrounding neighborhood for the proposed project does not comply with the West Las Vegas Plan's redevelopment Objective N, for it fails to upgrade the quality of life in West Las Vegas. If approved, all other public health and safety concerns will be addressed as the wireless communication facility will be subject to regular inspections.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed use does not meet all the Conditional Use requirements per Title 19.12, thereby requiring this request for a Special Use Permit.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 164

APPROVALS 0

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49497 APN: 139-28-304-001

Name of Property Owner: Dragon 7 Henderson Properties LLC

Name of Applicant: AT&T

Name of Representative: Chris Dingell

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☑ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHNATHAN PAK

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

State of California, County Of Santa Clara
Subscribed & sworn to (or affirmed) before me on this 16 day of May, 2013 by Johnathan J Pak
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____
Signature of Notary Public

PIYUSH DAVE
Commission # 1892248
Notary Public - California
Santa Clara County
My Comm. Expires Jun 11, 2014

Revised 11-14-06

I:\depot\Application Packet\Statement of Financial Interest.pdf

PRJ-49387
05/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Wireless Communication Facility

Project Address (Location) 816 Sunny Place

Project Name L175 **Proposed Use** N/A

Assessor's Parcel #(s) 139-28-304-001 **Ward #** 5

General Plan: existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 1.05 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER Dragon 7 Henderson Properties, **Contact** Joon Shim

Address 2700 Las Vegas Blvd. South # 1811 **Phone:** (702) 376-5988 **Fax:**

City Las Vegas **State** NV **Zip** 89109

E-mail Address

APPLICANT AT&T **Contact**

Address 3763 Howard Hughes Pkwy. #200 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89169

E-mail Address

REPRESENTATIVE Cortel, LLC **Contact** Chris Dingell

Address 10427 Gunpowder Falls St. **Phone:** (702) 526-2980 **Fax:**

City Las Vegas **State** NV **Zip** 89183

E-mail Address chris.dingell@cortel-llc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JONATHAN PAK

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

SEE ATTACHED JURAT FROM NOTARY

FOR DEPARTMENT USE ONLY

Case #	VAR-49497
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-49387
05/22/13

CALIFORNIA JURAT WITH AFFIANT STATEMENT

State of California }
} ss.
County of Santa Clara }

☑ See Attached Document (Notary to cross out lines 1-8 below)
☐ See Statement Below (Lines 1-7 to be completed only by document signer[s], *not* Notary

1
2
3
4
5
6
7
8

Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 16th day of May, 2013, by

(1) Johnathan Park

(2) -

proved to me on the basis of satisfactory evidence to be the person(s) who appear before me.

PIYUSH DAVE
Commission # 1892248
Notary Public - California
Santa Clara County
My Comm. Expires Jun 11, 2014

Place Notary Seal above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Application/Petition Form

Document Date: 5/16/2013 Number of Pages: 1

Signer[s] Other than above: -

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

PRJ-49387
05/22/13

WASHINGTON & HIGHLAND
SITE# L-175
USID# 137849
816 SUNNY PLACE
LAS VEGAS, NV 89106

at&t

MONOPALM

ENGINEERING

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES.

- INTERNATIONAL BUILDING CODE 2009 W/STATE AMENDMENTS
- UNIFORM MECHANICAL CODE 2009
- UNIFORM PLUMBING CODE 2009
- NATIONAL ELECTRIC CODE 2008
- INTERNATIONAL FIRE CODE 2006
- LOCAL BUILDING CODE(S)
- CITY AND/OR COUNTY ORDINANCES

PROJECT DESCRIPTION

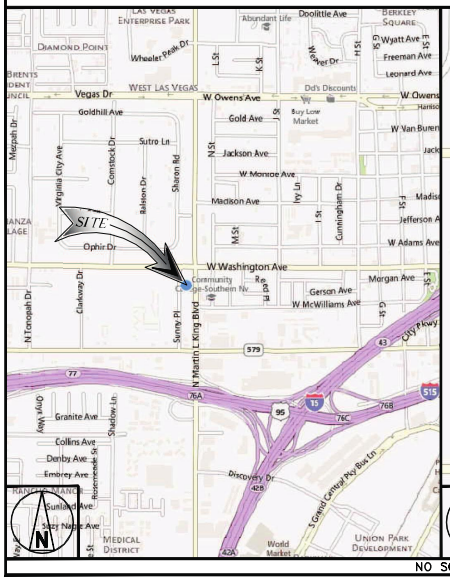
THE PROJECT CONSISTS OF THE FOLLOWING:

- NEW 80' MONOPALM TOWER
- NEW 11'-5"X28' AT&T SHELTER
- (6) NEW PANEL ANTENNAS ON (3) NEW SECTOR ARRAYS
- (12) NEW 700 MHZ RRH UNITS MOUNTED BEHIND ANTENNAS
- (2) NEW DC6 SURGE PROTECTORS COLLAR MOUNTED ON TOWER
- NEW CONDUIT FOR ELECTRICAL SERVICE FROM EXISTING TRANSFORMER ON MARTIN LUTHER KING BOULEVARD
- NEW CONDUIT FOR FIBER SERVICE FROM EXISTING TELCO VAULT ON MARTIN LUTHER KING BOULEVARD
- NEW 8' WIDE UTILITY EASEMENT
- NEW 12' WIDE ACCESS EASEMENT
- NEW 28'X47'-4, 8' CMU WALL COMPOUND

SITE INFORMATION

PROPERTY OWNER:	DRAGON 7 HENDERSON PPTYS LLC 2700 LAS VEGAS BLVD S #1811 LAS VEGAS, NV 89109
TOWER OWNER:	AT&T TOWERS 12555 CINGULAR WAY #1291C ALPHARETTA, GEORGIA 30004
SITE CONTACT:	BLACK & VEATCH 6 SUNSET WAY #108 HENDERSON, NV 89104 CONTACT: EDGARDO ORTIZ CONTACT NUMBER: (913) 458-2000
COUNTY:	CLARK COUNTY
LATITUDE (NAD 83):	36° 10' 47.16"N 36.179767°
LONGITUDE (NAD 83):	-115° 09' 41.22"W -115.16145°
ZONING JURISDICTION:	CITY OF LAS VEGAS
ZONING DISTRICT:	LIMITED COMMERCIAL DISTRICT (C-1)
PARCEL #:	139-28-304-001
OCCUPANCY GROUP:	S-2
CONSTRUCTION TYPE:	V-B
POWER COMPANY:	NV ENERGY CONTACT NUMBER: (800) 331-3103
SITE ACQUISITION MANAGER:	BLACK & VEATCH 6 SUNSET WAY, SUITE B108 HENDERSON, NV 89104
SITE ACQUISITION CONTACT:	DAN DAVIS CONTACT NUMBER: (702) 501-4111
CONSTRUCTION MANAGER:	JON VANDERZEE CONTACT NUMBER: (702) 241-6091
PROJECT MANAGER:	EDGARDO ORTIZ CONTACT NUMBER: (913) 458-2000
RF ENGINEER:	BRIAN CRISS CONTACT NUMBER: (702) 692-1013

VICINITY MAP



LOCAL MAP



NO SCALE

CONTACT INFORMATION

PROPERTY OWNER:	BLACK AND VEATCH CORP. 6 SUNSET WAY, SUITE B108 HENDERSON, NV 89104
CONTACT:	EDGARDO ORTIZ
PHONE:	(913) 458-2000

DRIVING DIRECTIONS FROM LAS VEGAS OFFICE

FROM AT&T OFFICE 10550 W. CHARLESTON, STE B. HEAD WEST ON W CHARLESTON BLVD. TURN RIGHT TO MERGE ONTO CLARK COUNTY 215 N. TAKE EXIT 28 FOR SUMMERLIN PARKWAY TOWARD ANASAZI DRIVE. KEEP RIGHT AT THE FORK AND MERGE ONTO SUMMERLIN PKWY. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR US-95 S AND MERGE ONTO US-95 S 4.4 MI 6. TAKE EXIT 76B FOR I-15 S TOWARD LOS ANGELES/MARTIN L KING 0.6 MI 7. TAKE EXIT 76C TOWARD MARTIN LUTHER KING. TURN LEFT ONTO N MARTIN L KING BLVD. TURN LEFT ONTO W BONANZA RD 295 FT 10. TAKE THE 2ND RIGHT ONTO SUNNY PL. DESTINATION WILL BE ON THE RIGHT. 816 SUNNY PL, LAS VEGAS, NV 89106

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR SITE MODIFICATIONS.

AT&T COMPLIANCE: _____ DATE: _____

AT&T RF ENGINEER: _____ DATE: _____

AT&T OPERATIONS: _____ DATE: _____

AT&T PM: _____ DATE: _____

B&V CONSTRUCTION: _____ DATE: _____

B&V SITE ACQ: _____ DATE: _____

SITE OWNER: _____ DATE: _____

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET & PROJECT DATA
LS-1	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED PROPOSED SITE & ANTENNA PLAN
A-3	TOWER ELEVATIONS

REV	DATE	DESCRIPTION
C	05/01/13	ZONING SUBMITTAL
B	04/19/13	100% ZONING DRAWINGS
A	04/04/13	ZONING DRAWINGS

PRJ-49387
05/22/13

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

811 Know what's below. Call before you dig.

NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89169

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 PRATUM AVENUE
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com

COPYRIGHT © 2013 W-T COMMUNICATION DESIGN GROUP, LLC.

PROJECT NO:	T130873
DRAWN BY:	BJB
CHECKED BY:	RJG

NOT TO BE USED FOR CONSTRUCTION

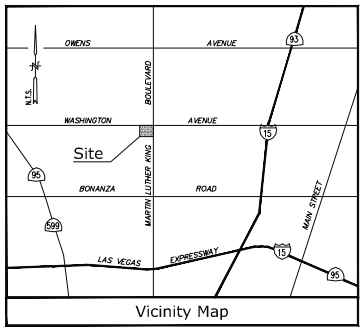
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

L-175
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106

SHEET TITLE
TITLE SHEET & PROJECT DATA

SHEET NUMBER
T-1

VAR-49497
SUP-49639



Vicinity Map

Title Report

PREPARED BY: NEVADA TITLE COMPANY
ORDER No.: 13-04-0465-SD
DATED: APRIL 3, 2013

Legal Description

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 28, THENCE SOUTH 00°10'54" WEST ALONG THE EAST LINE THEREOF, 420.00 FEET; THENCE SOUTH 89°27'54" WEST, DEPARTING SAID LINE, 44.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING BOULEVARD AS DEDICATED TO THE CITY OF LAS VEGAS BY DEED RECORDED IN BOOK 20080508 AS DOCUMENT NO. 03594, CLARK COUNTY OFFICIAL RECORDS, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF PARCEL 'B' AS DESCRIBED BY THAT CERTAIN DEED RECORDED MAY 15, 1969, IN BOOK 950 AS INSTRUMENT NO. 762483, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°27'54" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, 185.80 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'B'; SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF SUNNY PLACE (40.00 FEET WIDE); THENCE NORTH 00°10'54" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 'B' AND THE EASTERLY RIGHT OF WAY LINE OF SUNNY PLACE, 348.24 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°04'16" WITH AN ARC DISTANCE OF 39.30 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE AS DEDICATED TO THE CITY OF LAS VEGAS BY DEED RECORDED IN BOOK 20110622 AS DOCUMENT NO. 00011, CLARK COUNTY OFFICIAL RECORDS; THENCE SOUTH 89°44'50" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 10.63 FEET TO A POINT ON THE WESTERLY LINE OF "SUNNY PLACE PLAZA PHASE 1", A COMMERCIAL SUBDIVISION RECORDED IN BOOK 55, PAGE 41 OF PLATS, CLARK COUNTY OFFICIAL RECORDS;

(THE FOLLOWING FIVE COURSES ARE ALONG THE PLATTED BOUNDARY LINES OF SAID "SUNNY PLACE PLAZA PHASE 1", A COMMERCIAL SUBDIVISION RECORDED IN BOOK 55, PAGE 41 OF PLATS, CLARK COUNTY OFFICIAL RECORDS.)

THENCE SOUTH 00°13'24" WEST, 44.21 FEET; THENCE SOUTH 89°46'36" EAST, 40.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" WITH AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 00°13'24" WEST, 148.00 FEET; THENCE SOUTH 89°46'36" EAST, 90.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING BOULEVARD AS DEDICATED TO THE CITY OF LAS VEGAS BY DEED RECORDED IN BOOK 20110622 AS DOCUMENT NO. 00011, CLARK COUNTY OFFICIAL RECORDS;

(THE FOLLOWING FIVE COURSES ARE ALONG THE WESTERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING BOULEVARD AS DEDICATED TO THE CITY OF LAS VEGAS BY DEED RECORDED IN BOOK 20110622 AS DOCUMENT NO. 00011, CLARK COUNTY OFFICIAL RECORDS.)

THENCE SOUTH 07°52'33" WEST, DEPARTING THE SOUTHERLY BOUNDARY LINE OF SAID "SUNNY PLACE PLAZA PHASE 1", 50.17 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'44" WITH AN ARC DISTANCE OF 3.30 FEET; THENCE SOUTH 01°35'11" EAST, 75.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'11" WITH AN ARC DISTANCE OF 4.90 FEET; THENCE SOUTH 15°37'22" EAST, 31.08 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 22, 2011, IN BOOK 20110622 AS DOCUMENT NO. 0000011, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

Assessor's Parcel No.

139-28-304-001

Access Easement/Lease Area & Utility Easement

AS SHOWN HEREON

Easements

(11) AN EASEMENT IN FAVOR OF SOUTHERN NEVADA POWER COMPANY, FOR ELECTRICAL LINES RECORDED JULY 8, 1948 IN BOOK 57 AS DOCUMENT No. 290581 OFFICIAL RECORDS (PLOTTED HEREON)

(13) AN EASEMENT IN FAVOR OF REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA FOR BUS STOP PAD RECORDED JUNE 22, 2011 IN BOOK 20110622 AS DOCUMENT No. 0000012 OFFICIAL RECORDS (PLOTTED HEREON)

Geographic Coordinates at Proposed Monopalm

1983 DATUM: LATITUDE 36° 10' 47.16" N LONGITUDE 115° 09' 41.22" W
ELEVATION = 2055.1 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/– 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/– 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("), TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), NEVADA EAST.

Bench Mark

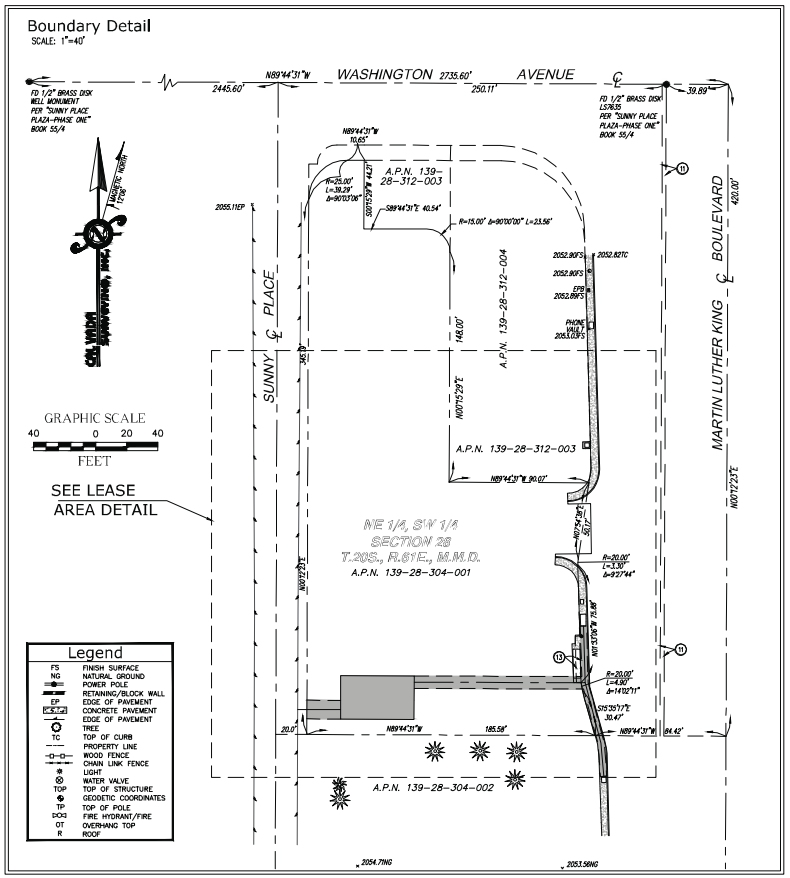
THE NGS MONUMENT "NVCA", ELEVATION = 2211.55 FEET (NAVD 88).

Date of Survey

MARCH 21, 2013.

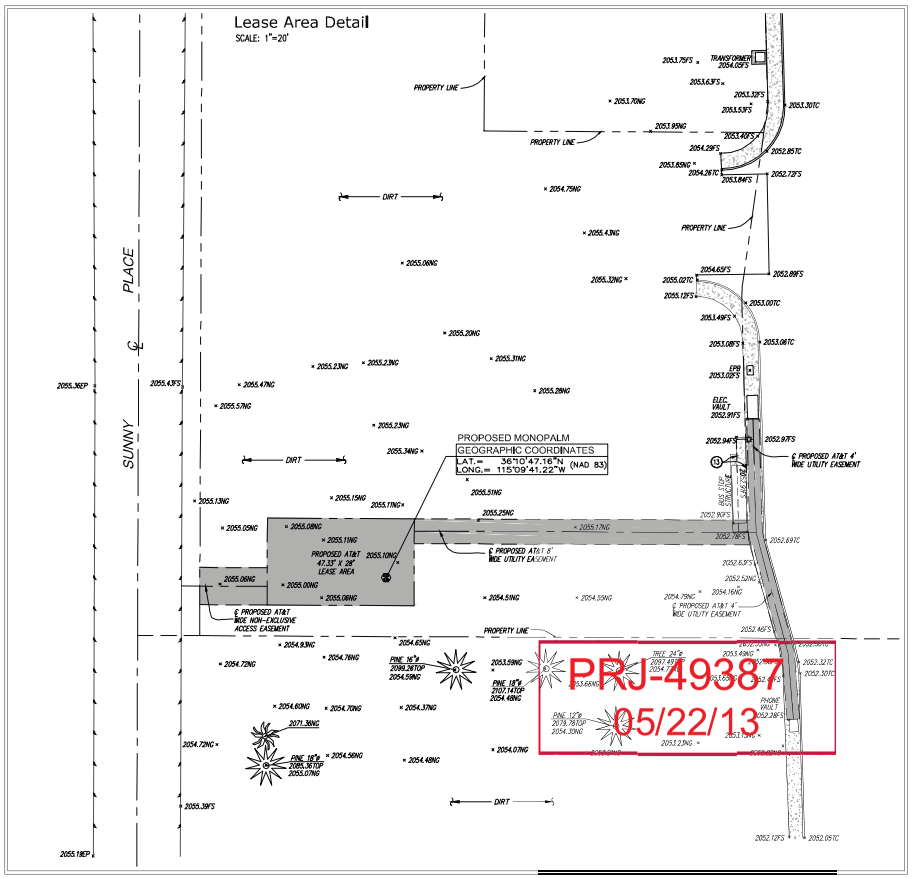
Boundary Detail

SCALE: 1"=40'



Lease Area Detail

SCALE: 1"=20'



at&t

10550 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89135

BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO:
DRAWN BY: HP
CHECKED BY: RG

REV	DATE	DESCRIPTION
1	04-17-13	TITLE REPORT/FINAL
	03-28-13	SUBMITTAL

CAL VADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-808-0880 Fax: 951-808-0748
Toll Free: 800-CAL-VADA www.calvada.com

JOB NO. 13181

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

L175
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106
CLARK COUNTY

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-1

VAR-49497
SUP-49639

ABBREVIATIONS

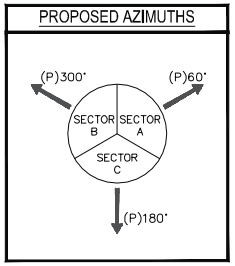
A/C	AIR CONDITIONING	LBS	POUNDS
AGL	ABOVE GRADE LEVEL		
APPROX	APPROXIMATELY	MAX	MAXIMUM
		MECH	MECHANICAL
BLDG	BUILDING	MTL	METAL
BLK	BLOCKING	MFR	MANUFACTURER
		MGR	MANAGER
CLG	CEILING	MIN	MINIMUM
CLR	CLEAR	MISC	MISCELLANEOUS
CONC	CONCRETE		
CONST	CONSTRUCTION	NA	NOT APPLICABLE
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
DBL	DOUBLE		
DIA	DIAMETER	OC	ON CENTER
DIAG	DIAGONAL	OD	OUTSIDE DIAMETER
DN	DOWN	PLYWD	PLYWOOD
DET	DETAIL	PROJ	PROJECT
DWG	DRAWING	PROP	PROPERTY
		PT	PRESSURE TREATED
EA	EACH		
ELEV	ELEVATION	REQ	REQUIRED
ELEC	ELECTRICAL	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
EQUIP	EQUIPMENT	RRH	RADIO REMOTE HEAD
EXT	EXTERIOR		
		SHT	SHEET
FIN	FINISH	SIM	SIMILAR
FLUOR	FLUORESCENT	SPEC	SPECIFICATION
FLR	FLOOR	SF	SQUARE FOOT
FT	FOOT	SS	STAINLESS STEEL
		STL	STEEL
GA	GAUGE	STRUCT	STRUCTURAL
GALV	GALVANIZED	STD	STUD
GC	GENERAL CONTRACTOR	SUSP	SUSPENDED
GRND	GROUND		
GYP BD	GYPSUM WALL BOARD	THRU	THROUGH
		TMA	TOWER MOUNT AMPLIFIER
HORZ	HORIZONTAL	TNND	TINNED
HR	HOUR	TYP	TYPICAL
HT	HEIGHT		
HVAC	HEATING VENTILATION AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE
		VERT	VERTICAL
ID	INSIDE DIAMETER	VIF	VERIFY IN FIELD
IN	INCH		
INFO	INFORMATION	W/	WITH
INSUL	INSULATION	W/O	WITHOUT
INT	INTERIOR	WP	WATER PROOF
IBC	INTERNATIONAL BUILDING CODE		

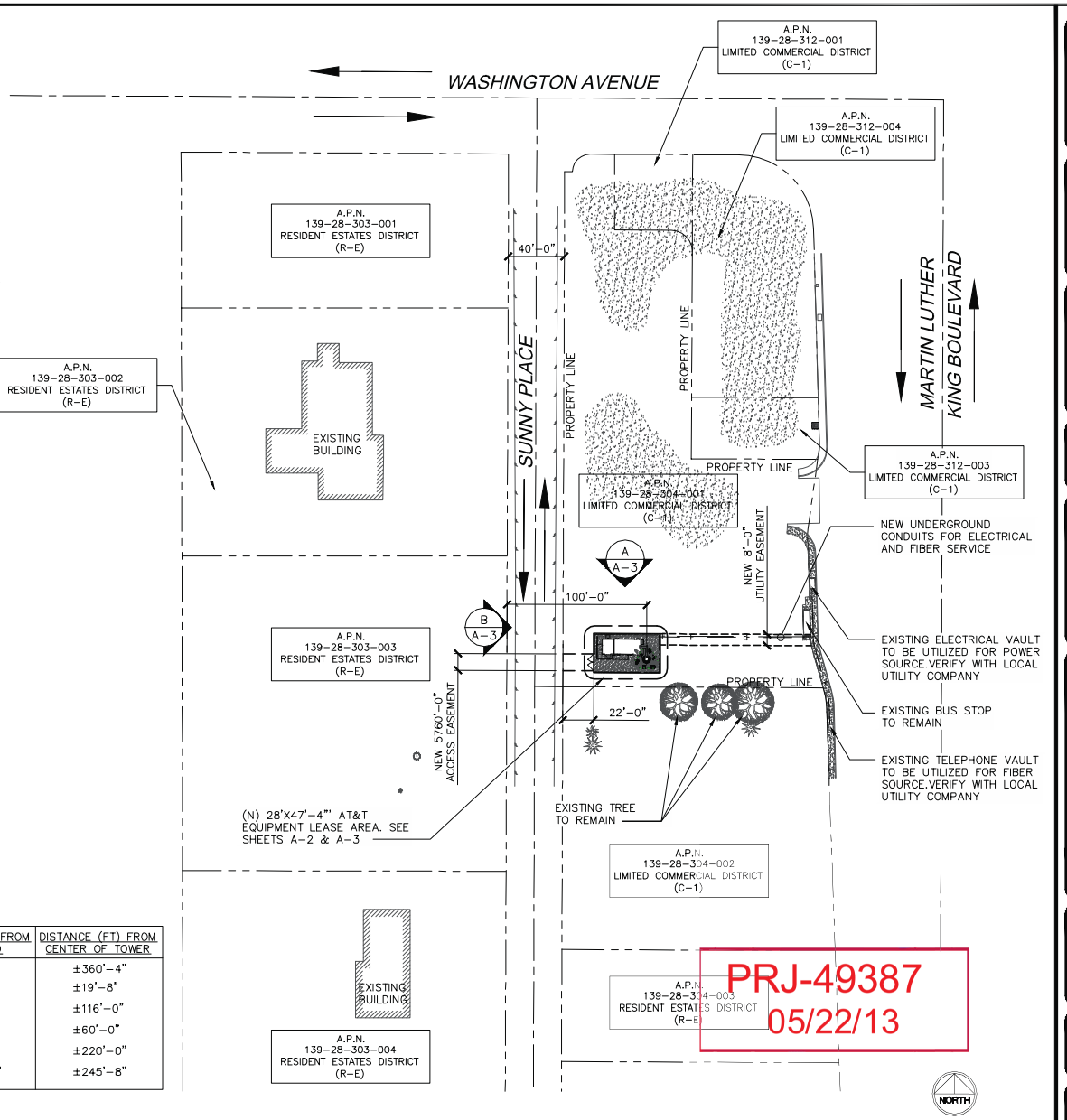
LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- OHP — OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- G — BURIED GAS LINE
- OHT — OVERHEAD TELEPHONE LINE
- T — BURIED TELEPHONE LINE
- W — W — BURIED WATER LINE
- SS — BURIED SANITARY SEWER
- SD — BURIED STORM DRAIN
- VEGETATION LINE
- x — x — x — x — CHAIN LINK FENCE
- WOOD FENCE

- TRANSFORMER
- LIGHT STANDARD
- P — POWER VAULT
- UTILITY BOX
- UTILITY POLE
- POLE GUY WIRE
- GAS VALVE
- GAS METER
- T — TELEPHONE VAULT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SIGN
- BOLLARD
- MAIL BOX
- 234.21 — SPOT ELEVATION

PROPOSED AZIMUTHS





PROPERTY SETBACK	DISTANCE (FT) FROM COMPOUND	DISTANCE (FT) FROM CENTER OF TOWER
NORTH	±342'-0"	±360'-4"
SOUTH	±10'-0"	±19'-8"
EAST	±116'-10"	±116'-0"
WEST	±22'-0"	±60'-0"
NW RESIDENCE	±178'-4"	±220'-0"
SW RESIDENCE	±213'-10"	±245'-8"

PRJ-49387
05/22/13

OVERALL SITE PLAN — SCALE: 1"=40' — A

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89169

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 PRATUM AVENUE
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com

COPYRIGHT © 2013 W-T COMMUNICATION DESIGN GROUP, LLC.

PROJECT NO:	T130873
DRAWN BY:	BJB
CHECKED BY:	RJG

REV	DATE	DESCRIPTION
C	05/01/13	ZONING SUBMITTAL
B	04/19/13	100% ZONING DRAWINGS
A	04/04/13	ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

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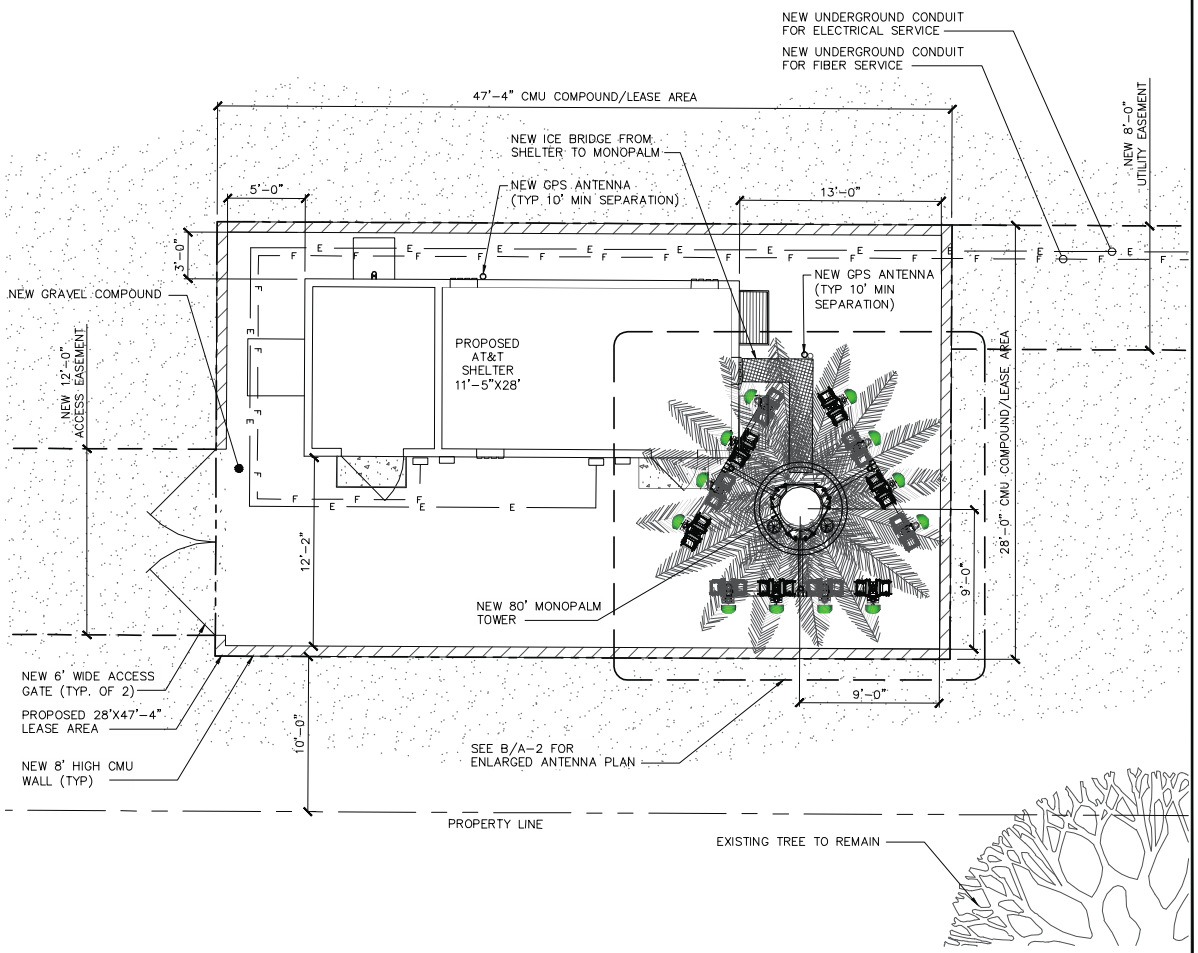
L-175
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

VAR-49497
SUP-49639

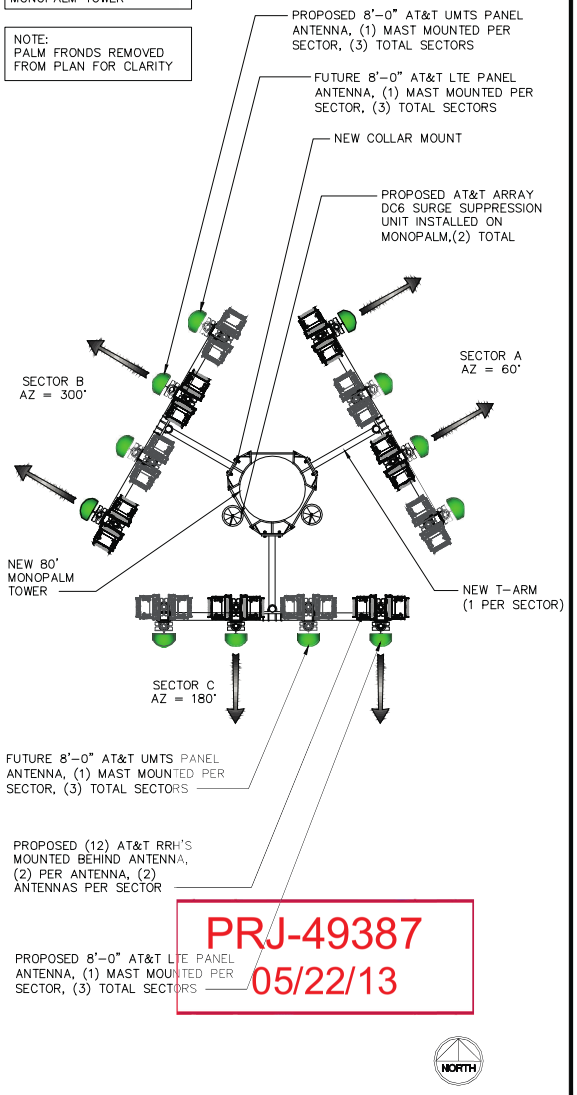


ENLARGED PROPOSED SITE PLAN | SCALE: 1/4"=1' | A

NOTE:
CONTRACTOR TO PAINT ANTENNAS, CABLES, & ALL MOUNTING HARDWARE TO MATCH PALM FRONDS.

ALL CABLES TO BE ROUTED ON THE INTERIOR OF MONOPALM TOWER

NOTE:
PALM FRONDS REMOVED FROM PLAN FOR CLARITY



PROPOSED ANTENNA PLAN | SCALE: 3/8"=1' | B

PRJ-49387
05/22/13

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89169

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 PRATUM AVENUE
Hoffman Estates, Illinois 60192
PH: (224) 2934333 FAX: (224) 2934444
www.wtengineering.com
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PROJECT NO:	T130873
DRAWN BY:	BJB
CHECKED BY:	RJG

REV	DATE	DESCRIPTION
C	05/01/13	ZONING SUBMITTAL
B	04/19/13	100% ZONING DRAWINGS
A	04/04/13	ZONING DRAWINGS

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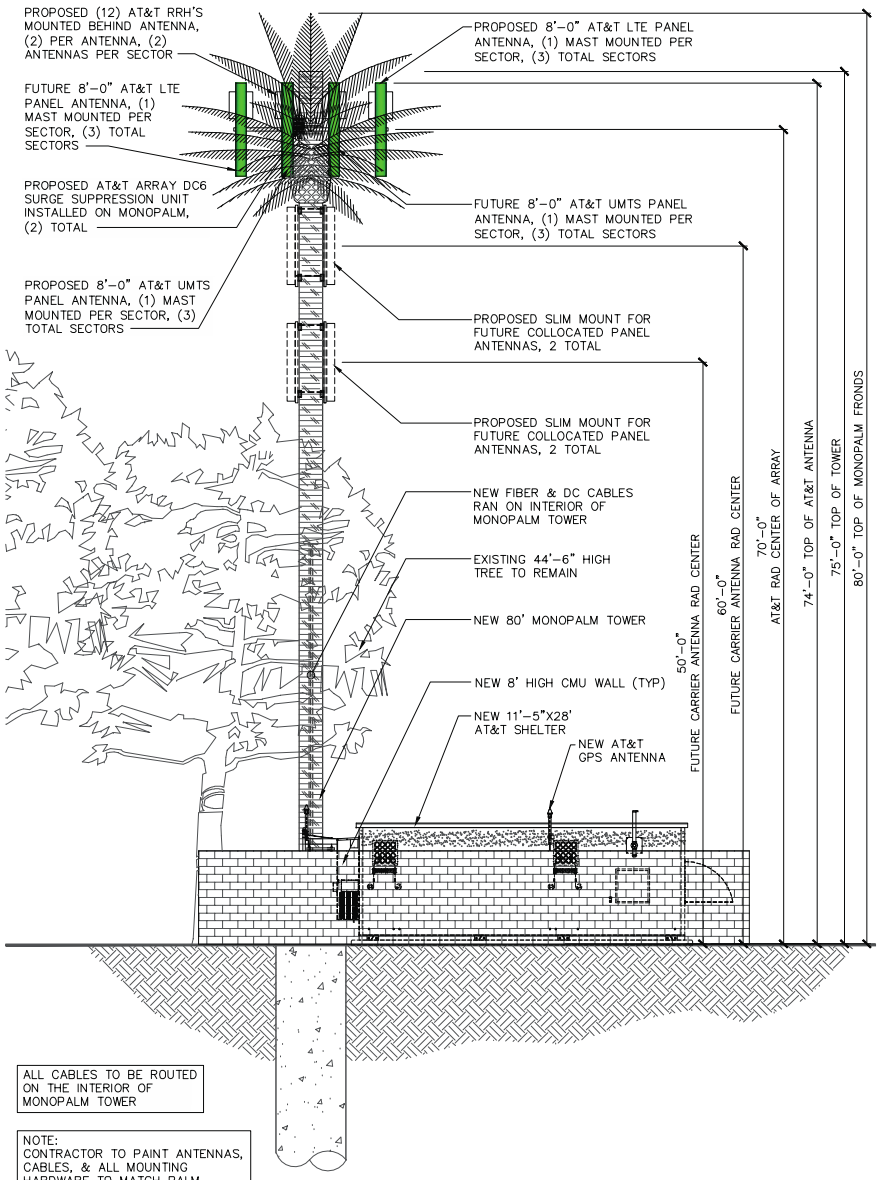
L-175
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106

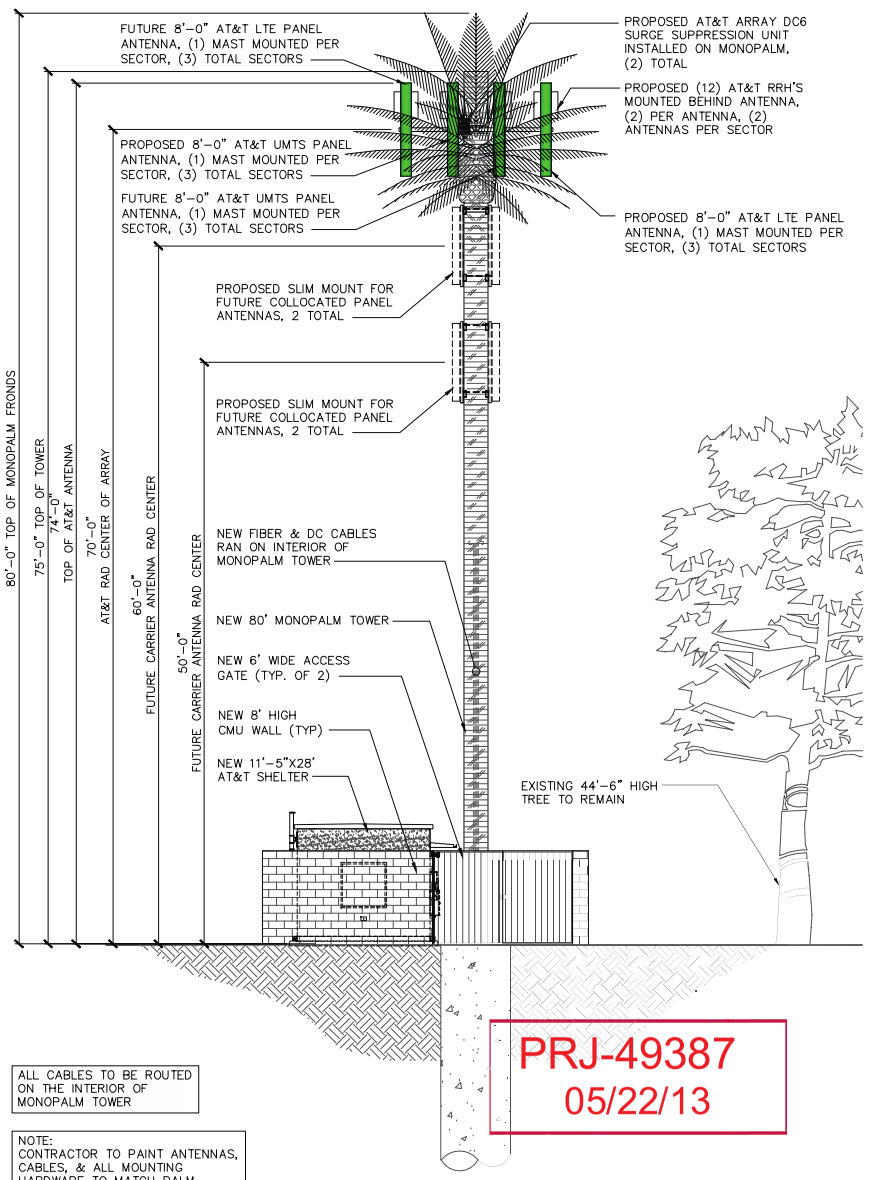
SHEET TITLE
ENLARGED PROPOSED SITE & ANTENNA PLAN

SHEET NUMBER
A-2

VAR-49497
SUP-49639



PROPOSED NORTH ELEVATION | SCALE: 3/16"=1' | 2



PROPOSED WEST ELEVATION | SCALE: 3/16"=1' | 1

PRJ-49387
05/22/13

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89169

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

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WIRELESS INFRASTRUCTURE
2675 PRATUM AVENUE
Hoffman Estates, Illinois 60192
PH: (224) 293-4333 FAX: (224) 293-4444
www.wtengineering.com
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PROJECT NO:	T130873
DRAWN BY:	BJB
CHECKED BY:	RJG

REV	DATE	DESCRIPTION
C	05/01/13	ZONING SUBMITTAL
B	04/19/13	100% ZONING DRAWINGS
A	04/04/13	ZONING DRAWINGS

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L-175
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106

SHEET TITLE
PROPOSED ELEVATIONS

SHEET NUMBER
A-3

VAR-49497
SUP-49639

BLACK & VEATCH
Building a world of difference.

at&t

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE LOCATION MAP

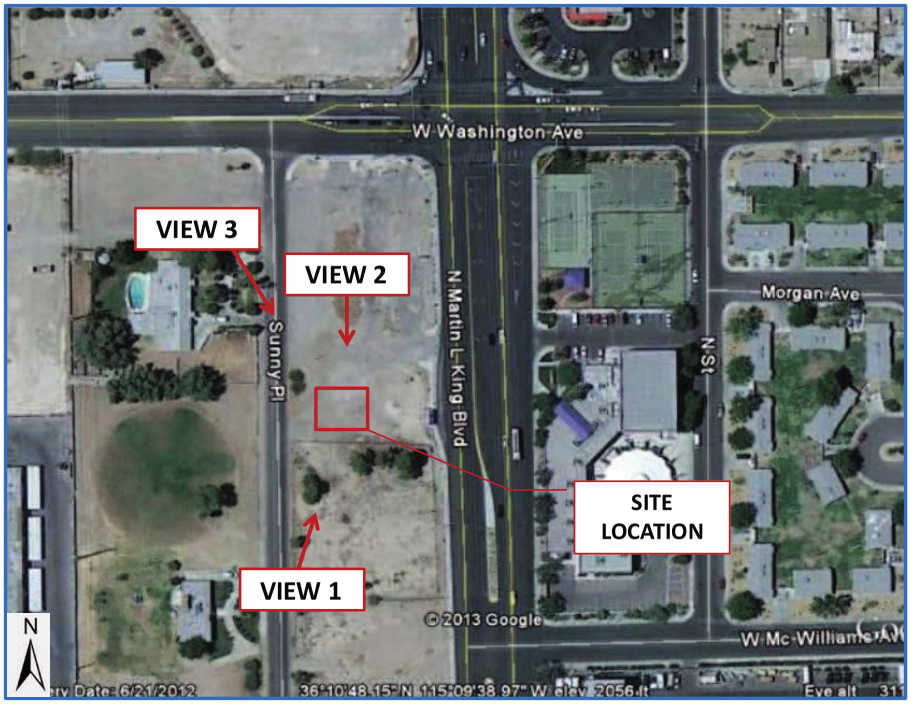

Image ©Google Maps 2013

The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

SITE NUMBER:	L175
SITE NAME:	WASHINGTON & HIGHLAND
SITE ADDRESS:	816 SUNNY PLACE LAS VEGAS, NV 89106
DATE:	05/17/13
APPLICANT:	AT&T WIRELESS
CONTACT:	JASON FRAYER BLACK & VEATCH (913) 458-3958

PRJ-49387
05/22/13

VAR-49497
SUP-49639



EXISTING VIEW 1 –
LOOKING NORTHEAST

PHOTOGRAPHIC SIMULATION –
VIEW 1 - LOOKING NORTHEAST



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EXISTING VIEW 2 –
LOOKING SOUTH

PHOTOGRAPHIC SIMULATION –
VIEW 2 - LOOKING SOUTH



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VAR-49497
SUP-49639



EXISTING VIEW 3 –
LOOKING SOUTHEAST

PHOTOGRAPHIC SIMULATION –
VIEW 2 - LOOKING SOUTHEAST



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VAR-49497
SUP-49639



VAR-49497 & SUP-49639 - APPLICANT: AT&T - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC

SOUTH SIDE OF WASHINGTON AVENUE APPROXIMATELY 200 FEET WEST OF MARTIN L. KING BOULEVARD

06/03/13



VAR-49497 & SUP-49639 - APPLICANT: AT&T - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC

SOUTH SIDE OF WASHINGTON AVENUE APPROXIMATELY 200 FEET WEST OF MARTIN L. KING BOULEVARD

06/03/13

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-49497 & SUP-49639

Planning Commission Meeting of 7/9/2013

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M
0004279218
$ 00.43³
JUN 27 2013
MAILED FROM ZIP CODE 89101

RECEIVED
JUL 1 2013
City of Las Vegas
Dept. of Planning

13928210018 Case: VAR-49497
DEASE BOBBIE J
%J BURNS
1217 W MADISON
LAS VEGAS NV 89106-2823

25 DRDCNMP 89106

Submitted after final agenda

Date 7/9/2013 Item 50-51 P

City of Las Vegas Agenda Item No.: **14.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE –SUP-49639 - SPECIAL USE PERMIT RELATED TO VAR-49497 - PUBLIC HEARING - APPLICANT: AT&T - OWNER: DRAGON 7 HENDERSON PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 75-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) adjacent to the south side of Washington Avenue approximately 200 feet west of Martin L. King Boulevard (APN 139-28-304-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-49387]. Staff recommends DENIAL.

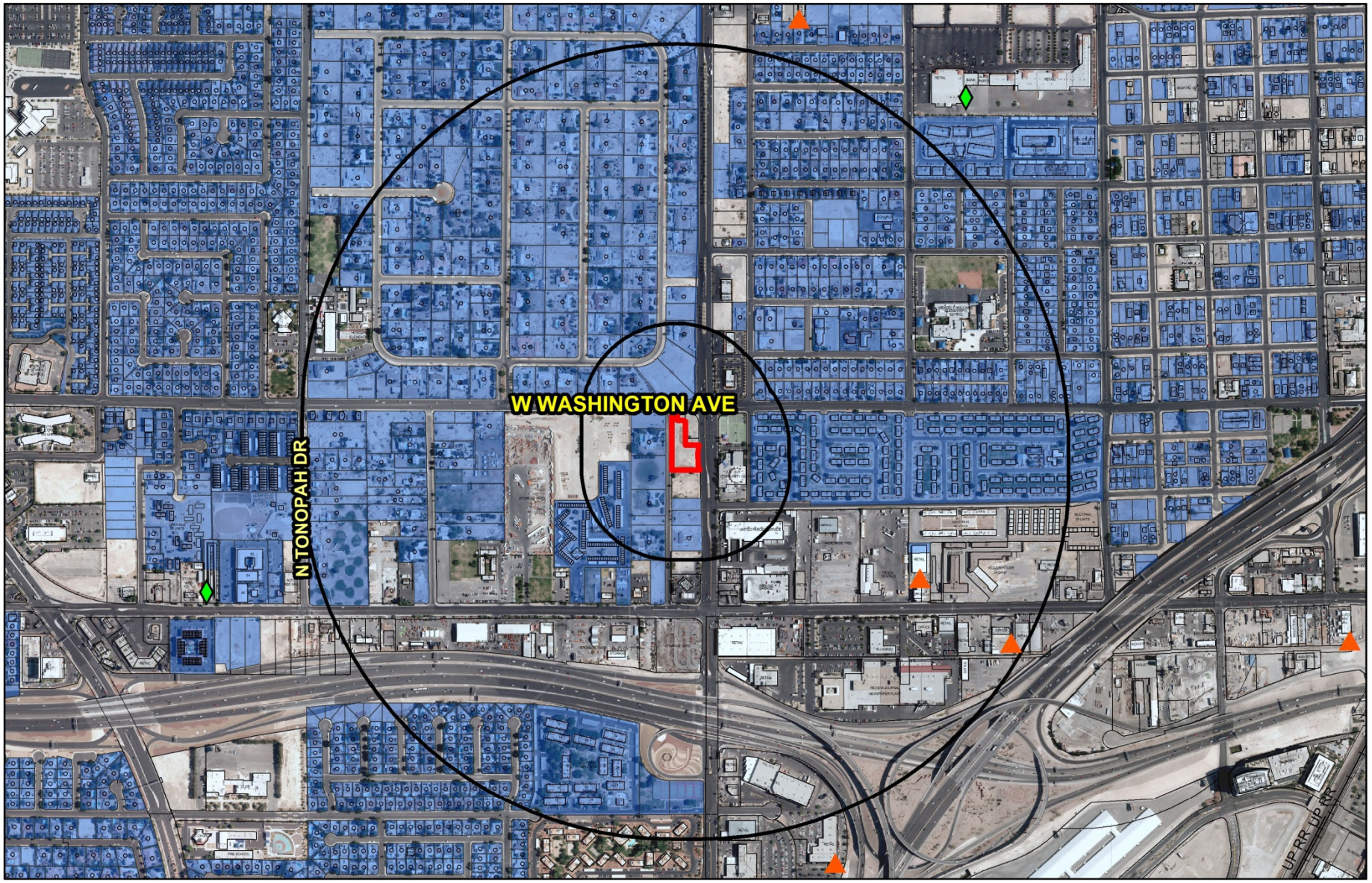
MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



SUP-49639 (PRJ-49387)

Wireless Facility

Wireless Facility Locations

- Non-Stealth
- Stealth

Protected Uses

- Residential Property
- Subject Property
- 600ft & 1/2 mile Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, May 30, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49639 APN: 139-28-304-001

Name of Property Owner: Dragon 7 Henderson Properties LLC

Name of Applicant: AT&T

Name of Representative: Chris Dingell

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☑ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHNATHAN PAK

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

State of California, County Of Santa Clara
Subscribed & sworn to (or affirmed) before me on this 16 day of May, 2013 by Johnathan Pak proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Signature of Notary Public

PIYUSH DAVE
Commission # 1892248
Notary Public - California
Santa Clara County
My Comm. Expires Jun 11, 2014

PRJ-49387
05/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Wireless Communication Facility

Project Address (Location) 816 Sunny Place

Project Name L175 **Proposed Use** N/A

Assessor's Parcel #(s) 139-28-304-001 **Ward #** 5

General Plan: existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 1.05 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER Dragon 7 Henderson Properties, **Contact** Joon Shim

Address 2700 Las Vegas Blvd. South # 1811 **Phone:** (702) 376-5988 **Fax:**

City Las Vegas **State** NV **Zip** 89109

E-mail Address

APPLICANT AT&T **Contact**

Address 3763 Howard Hughes Pkwy. #200 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89169

E-mail Address

REPRESENTATIVE Cortel, LLC **Contact** Chris Dingell

Address 10427 Gunpowder Falls St. **Phone:** (702) 526-2980 **Fax:**

City Las Vegas **State** NV **Zip** 89183

E-mail Address chris.dingell@cortel-llc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JOHNATHAN PAK

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

SEE ATTACHED JURAT FROM NOTARY

FOR DEPARTMENT USE ONLY

Case #	SUP-49639
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

PRJ-49387
05/22/13

CALIFORNIA JURAT WITH AFFIANT STATEMENT

State of California }
} ss.
County of Santa Clara }

☑ See Attached Document (Notary to cross out lines 1-8 below)
☐ See Statement Below (Lines 1-7 to be completed only by document signer[s], *not* Notary

1
2
3
4
5
6
7
8

Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 16th day of May, 2013, by

(1) Johnathan Park

(2) —

proved to me on the basis of satisfactory evidence to be the person(s) who appear before me.

PIYUSH DAVE
Commission # 1892248
Notary Public - California
Santa Clara County
My Comm. Expires Jun 11, 2014

Place Notary Seal above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Application/Petition Form

Document Date: 5/16/2013 Number of Pages: 1

Signer[s] Other than above: —

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

PRJ-49387
05/22/13

City of Las Vegas Agenda Item No.: **15.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

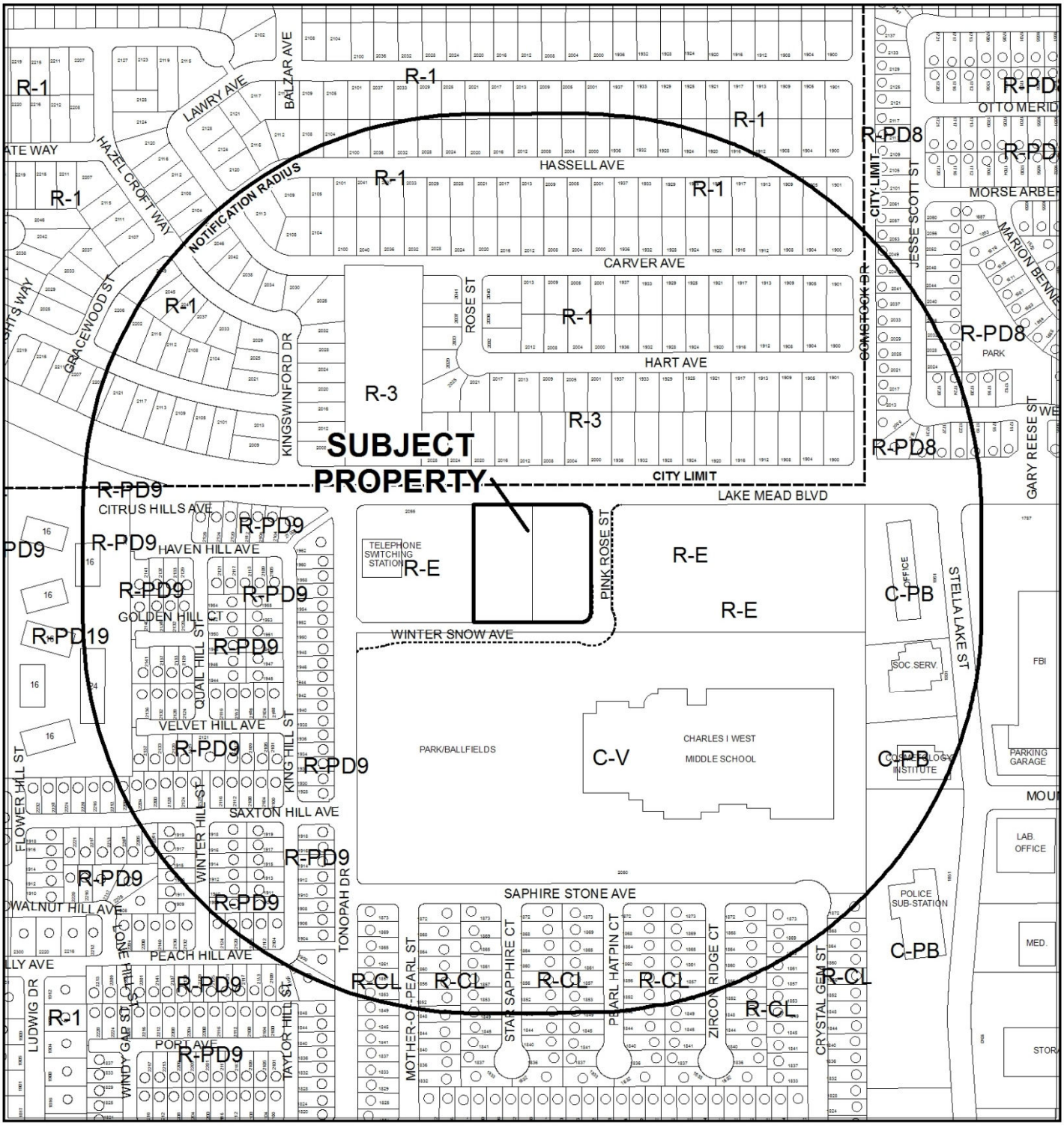
SUBJECT:
ZON-51403 - REZONING - PUBLIC HEARING - APPLICANT: WESTERN DEVELOPMENT, LLC - OWNER: ATTEBURY FAMILY PARTNERSHIP, LP - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.03 acres at the southwest corner of Lake Mead Boulevard and Pink Rose Street (APN 139-21-314-004), Ward 5 (Barlow) [PRJ-51200].

C.C.: 12/18/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 200 400 Feet

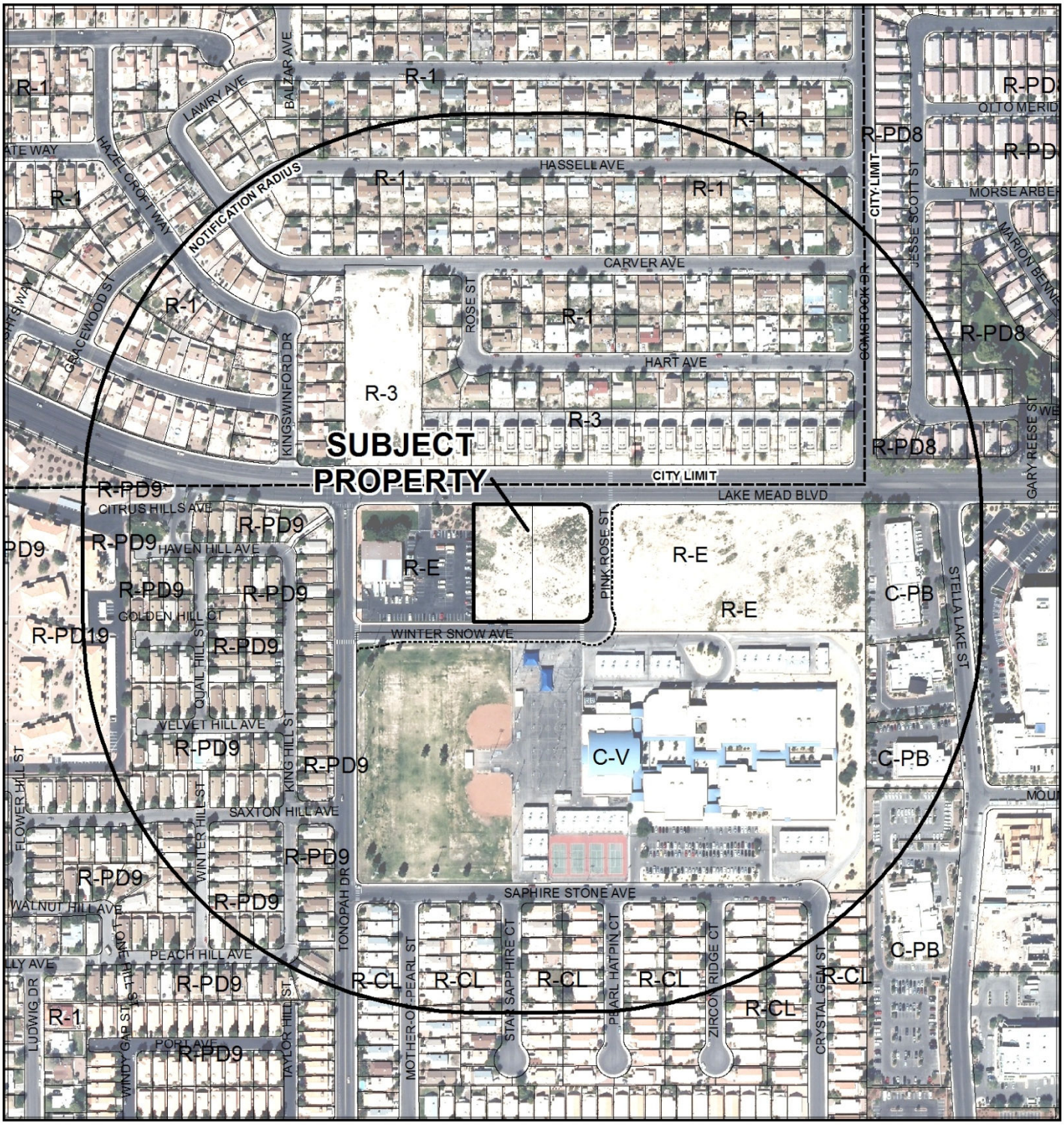
CASE: **ZON-51403 (PRJ-51200)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



CASE: **ZON-51403 (PRJ-51200)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-51403 APN: 139-21-314-004

Name of Property Owner: Attebury Family Partnership, L.P.

Name of Applicant: Western Development LLC

Name of Representative: Eric Rietz, Rietz Consulting

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Ed Attebury, VP Hardpan Corp. GP

Print Name: Ed Attebury, V.P Hardpan Corp. GP.

Subscribed and sworn before me

This 26th day of August, 2013

Shana Wilhite

Notary Public in and for said County and State

SHANA WILHITE
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 11-20-2016

PRJ-51200
09/25/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Lake Mead Blvd and Pink Rose St

Project Name Family Dollar - Pink Rose **Proposed Use** Commercial/Retail

Assessor's Parcel #(s) 139-21-314-004 **Ward #** 5

General Plan: existing SC proposed SC **Zoning:** existing R-E proposed C-1

Commercial Square Footage 8,320 **Floor Area Ratio** 0.185

Gross Acres 1.03 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Attebury Family Partnership LP **Contact** Ray Sharp

Address P.O. Box 7446 **Phone:** (806) 359-0745 **Fax:** _____

City Amarillo **State** TX **Zip** 79144-7446

E-mail Address rsharp@asgeneral.com

APPLICANT Western Development, LLC **Contact** Martin Lee Williams

Address 2120 S. Waldron Rd., Suite 318-C **Phone:** (501) 551-1072 **Fax:** _____

City Fort Smith **State** AR **Zip** 72903

E-mail Address leewilliams4023@aol.com

REPRESENTATIVE Rietz Consulting **Contact** Eric Rietz, PE

Address 3060 E. Post Rd., Suite #110 **Phone:** (702) 521-3355 **Fax:** _____

City Las Vegas **State** NV **Zip** 89120

E-mail Address eric.rietz@gmail.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible fo inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchase (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Ed Attebury V.P. Hardpan Corp. GP

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Ed Attebury V.P. Hardpan Corp. GP

Subscribed and sworn before me

This 26th day of August, 20 13.

Shana Wilhite

Notary Public in and for said County and State

SHANA WILHITE
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 11-20-2016

FOR DEPARTMENT USE ONLY

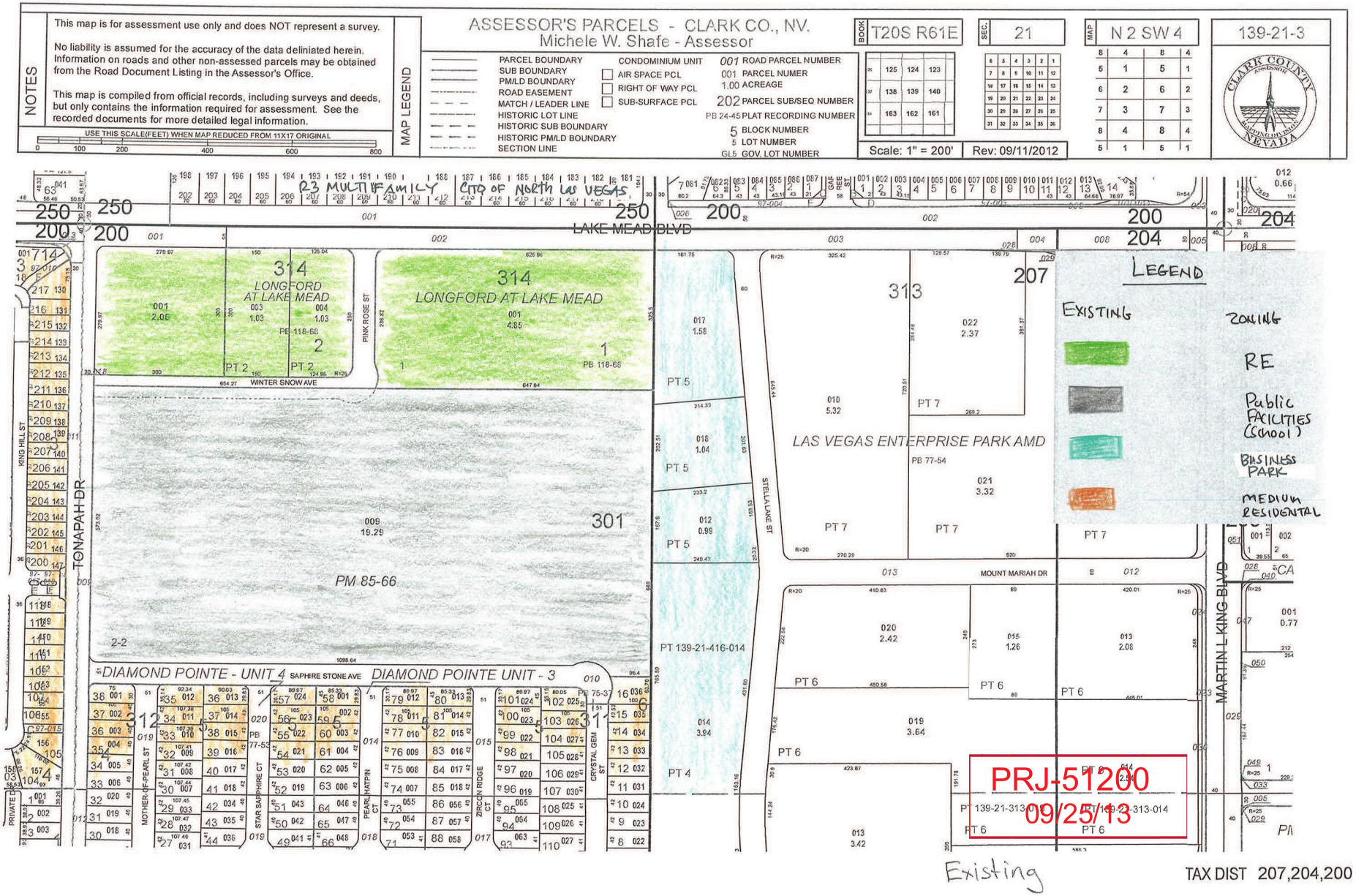
Case #	ZON-51403
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

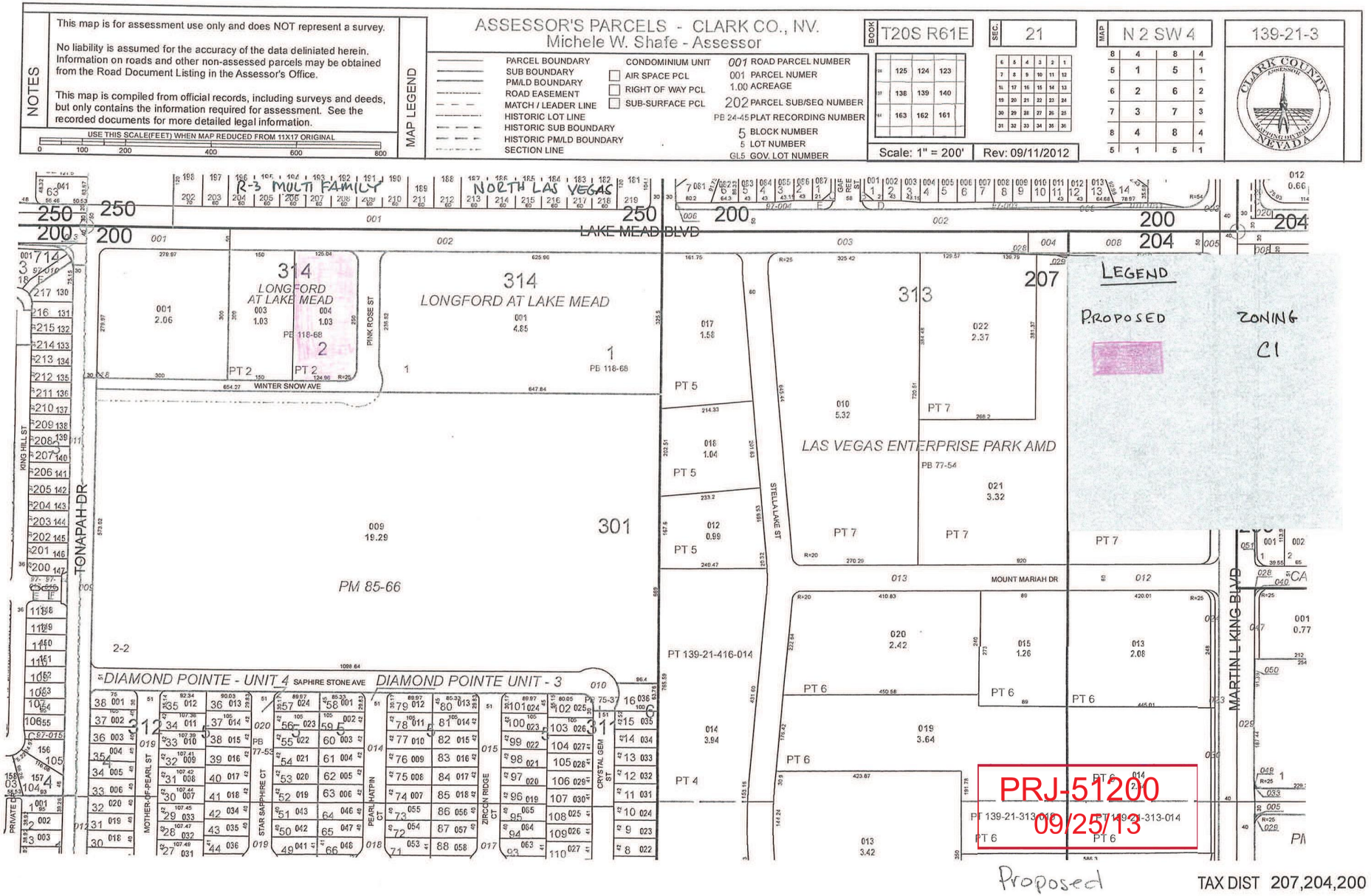
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-51200
09/26/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf


NOTES
This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data deliniated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL
0 100 200 400 600 800
MAP LEGEND
ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor
PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL
001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER
BOOK T20S R61E
SEC. 21
MAP N 2 SW 4
139-21-3
Scale: 1" = 200'
Rev: 09/11/2012
R3 MULTI FAMILY
CITY OF NORTH LAS VEGAS
LAKE MEAD BLVD
LONGFORD AT LAKE MEAD
PB 118-68
PINK ROSE ST
WINTER SNOW AVE
PM 85-66
LAS VEGAS ENTERPRISE PARK AMD
PB 77-54
STELLA LAKE ST
MOUNT MARIAH DR
MARTIN L KING BLVD
TONAPAH DR
KING HILL ST
DIAMOND POINTE - UNIT 4
SAPHIRE STONE AVE
DIAMOND POINTE UNIT - 3
MOTHER OF PEARL ST
STAR SAPPHIRE CT
PEARL HATPIN CT
ZIRCON RIDGE CT
CRYSTAL GEM ST
PRIVATE
PT 139-21-416-014
PT 139-21-313-013
PT 139-21-313-014
LEGEND
EXISTING
ZONING
RE
PUBLIC FACILITIES (SCHOOL)
BUSINESS PARK
MEDIUM RESIDENTAL
PRJ-51200
09/25/13
Existing
TAX DIST 207,204,200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0 100 200 400 600 800
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ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor
PARCEL BOUNDARY
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BOOK T20S R61E
SEC. 21
MAP N 2 SW 4
139-21-3
Scale: 1" = 200'
Rev: 09/11/2012
R-3 MULTI FAMILY
NORTH LAS VEGAS
LAKE MEAD BLVD
LONGFORD AT LAKE MEAD
PINK ROSE ST
WINTER SNOW AVE
LAS VEGAS ENTERPRISE PARK AMD
PB 77-54
STELLA LAKE ST
MOUNT MARIAH DR
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KING HILL ST
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SAPHIRE STONE AVE
DIAMOND POINTE UNIT - 3
MOTHER-OF-PEARL ST
STAR SAPPHIRE CT
PEARL HATPIN CT
ZIRCON RIDGE CT
CRYSTAL GEM ST
PRIVATE DR
PT 139-21-416-014
PT 139-21-313-013
PT 139-21-313-014
LEGEND
PROPOSED
ZONING
C1
PRJ-51200
09/25/13
Proposed
TAX DIST 207,204,200

September 24, 2013

City of Las Vegas Department of Planning and Development
333 North Rancho Drive
Las Vegas, NV 89155

RE: Justification Letter – Rezone
Vacant Land , APN# 139-21-314-004

Please accept this application for a Conforming Zone Change on the above referenced parcel of land.

The subject parcel consists of 1.0 acre of land and is located at the southwest corner of Lake Mead Blvd. and Pink Rose St. The subject property exists as vacant land with no existing structures. The off-site improvements are all constructed as this parcel is part of a Commercial Subdivision Map that included a total of 7 acres and was recorded in Book 118 of Plats, Page 68.

The existing zoning is R-E with a Land Use of Service Commercial.
The proposed zoning is C1.
There is no proposed site plan with this application and the owner would like to zone the land to meet the land use as designated by the City.

This site is not requesting any variances or waivers at this time.

We feel that this is an acceptable request and we look forward to working with staff to gain a favorable recommendation.

If you have any questions, please give me a call on my cell at 521-3355 or email at eric.rietz@gmail.com

Sincerely,

Eric Rietz, P.E., P.L.S.
President

PRJ-51200
09/25/13

3060 E. Post Rd. # 110 Las Vegas, NV 89120 (702) 521-3355

ZON-51403

City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

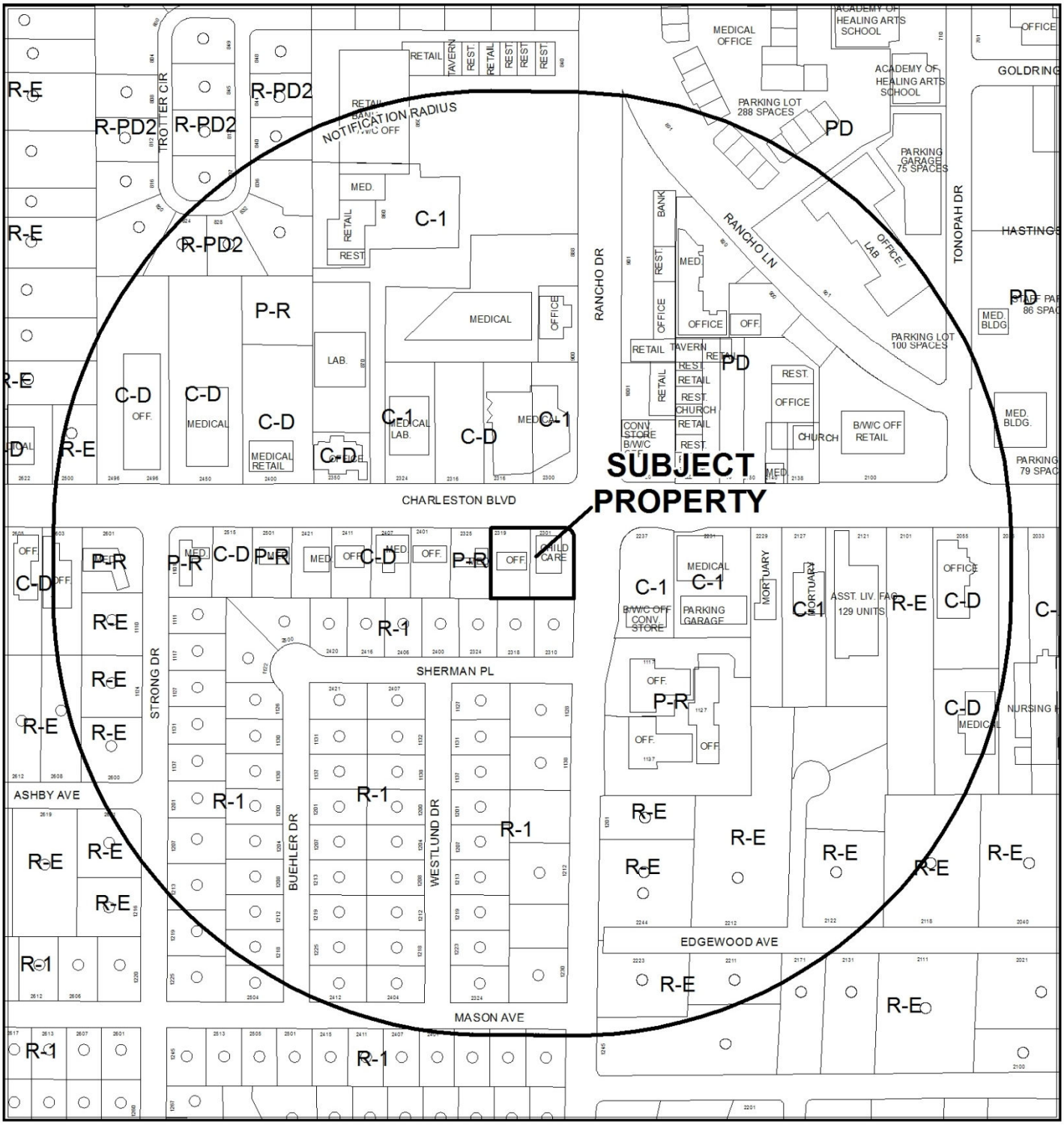
SUBJECT:
ZON-51413 - REZONING - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST - For possible action on a request for a Rezoning FROM: C-D (DESIGNED COMMERCIAL) TO: O (OFFICE) on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), Ward 1 (Tarkanian).

C.C.: 12/18/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-51413, VAR-51414, SUP-51415 and SDR-51412
2. Conditions and Staff Report - ZON-51413, VAR-51414, SUP-51415 and SDR-51412
3. Supporting Documentation
4. Photos - ZON-51413, VAR-51414, SUP-51415 and SDR-51412
5. Justification Letter - ZON-51413, VAR-51414, SUP-51415 and SDR-51412



0 200 400 Feet

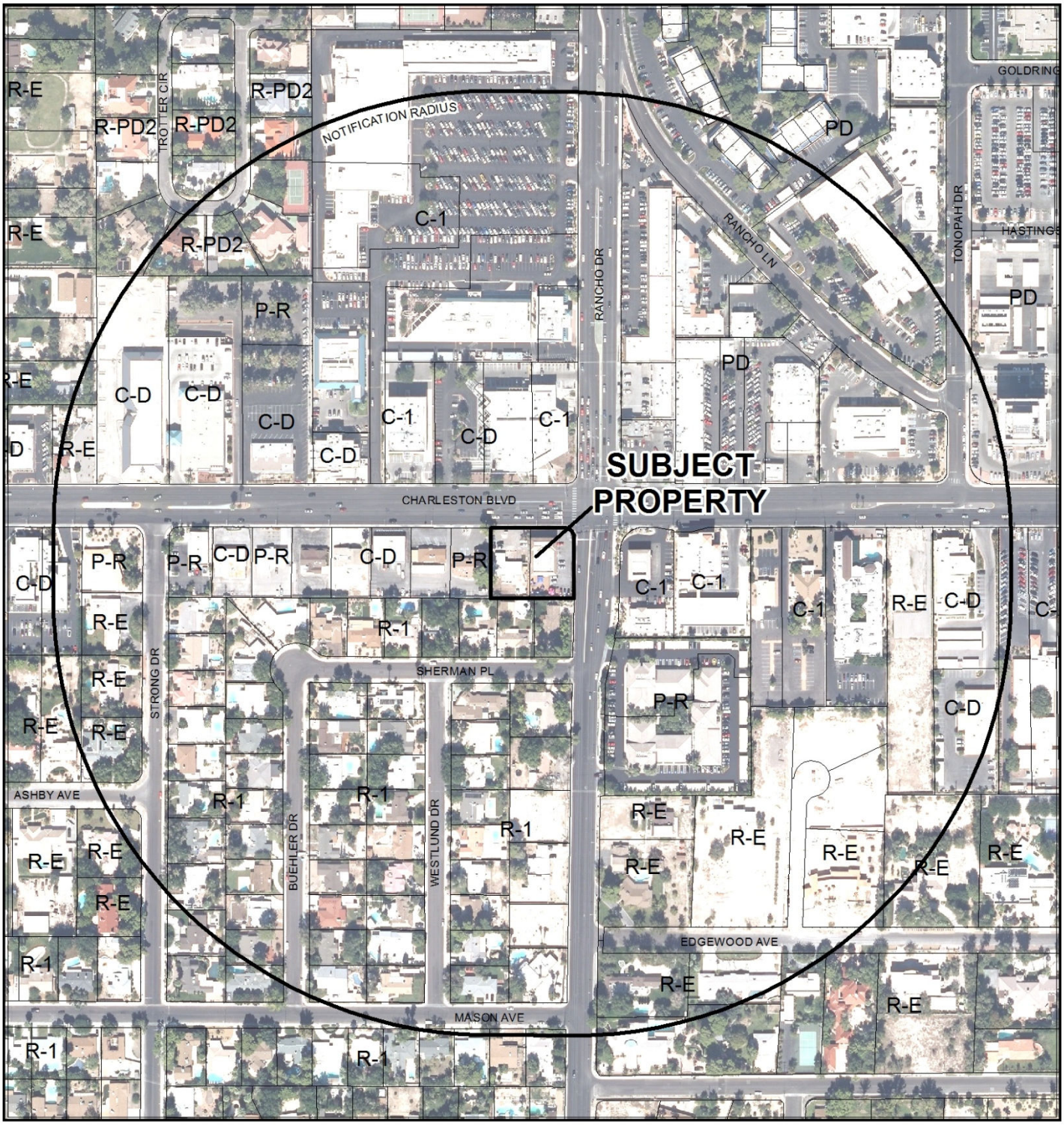
CASE: ZON-51413, VAR-51414, SUP-51415 AND SDR-51412

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

N



0 200 400 Feet

CASE: **ZON-51413, VAR-51414, SUP-51415 AND SDR-51412**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-51413 APN: 162-05-511-015 & 016

Name of Property Owner: Vause Family Trust

Name of Applicant: JPMorgan/Chase

Name of Representative: Mark Mikelson

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☒ **Yes** ☐ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: Richard Truesdell

Partner(s): Real Estate Agent for Seller

APN:

Signature of Property Owner: Gary Vause

Print Name: GARY VAUSE

Subscribed and sworn before me

This 26 day of August, 2013

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

RECEIVED
SEP 25 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 2319 & 2301 W. Charleston Blvd.

Project Name Chase Bank **Proposed Use** Financial Institution

Assessor's Parcel #(s) 162-05-511-015 and 162-05-511-016 **Ward #** 1

General Plan: existing O proposed O **Zoning:** existing C-D proposed O

Commercial Square Footage 3475 **Floor Area Ratio**

Gross Acres .70 net **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Vause Family Trust **Contact** Gary Vause

Address 3020 Plaza De Monte **Phone:** (702) 870-0666 **Fax:**

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address litls@aol.com

APPLICANT JPMorgan/Chase **Contact** Ted Watson

Address 201 N. Central Ave., FL25, Mail Code:AZ1-124 **Phone:** (602) 221-1969 **Fax:** (602) 221-1275

City Phoenix **State** AZ **Zip** 85004

E-mail Address ted.e.watson@jpmchase.com

REPRESENTATIVE Nadel Architects **Contact** Mark Mikelson

Address 175 East Warm Springs Road, Suite 100 **Phone:** (702) 896-2000 **Fax:** (702) 896-7170

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address mmikelson@nadelarc.com

Property Owner Signature* Gary Vause

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Gary Vause

Subscribed and sworn before me

This 26 day of August, 20 13.

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

RECEIVED
SEP 25 2013
City of Las Vegas
Dept. of Planning

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-51413
Meeting Date:	11/12/13
Total Fee:	$ 1200.00
Date Received:*	09/25/13
Received By:	Jonathan R

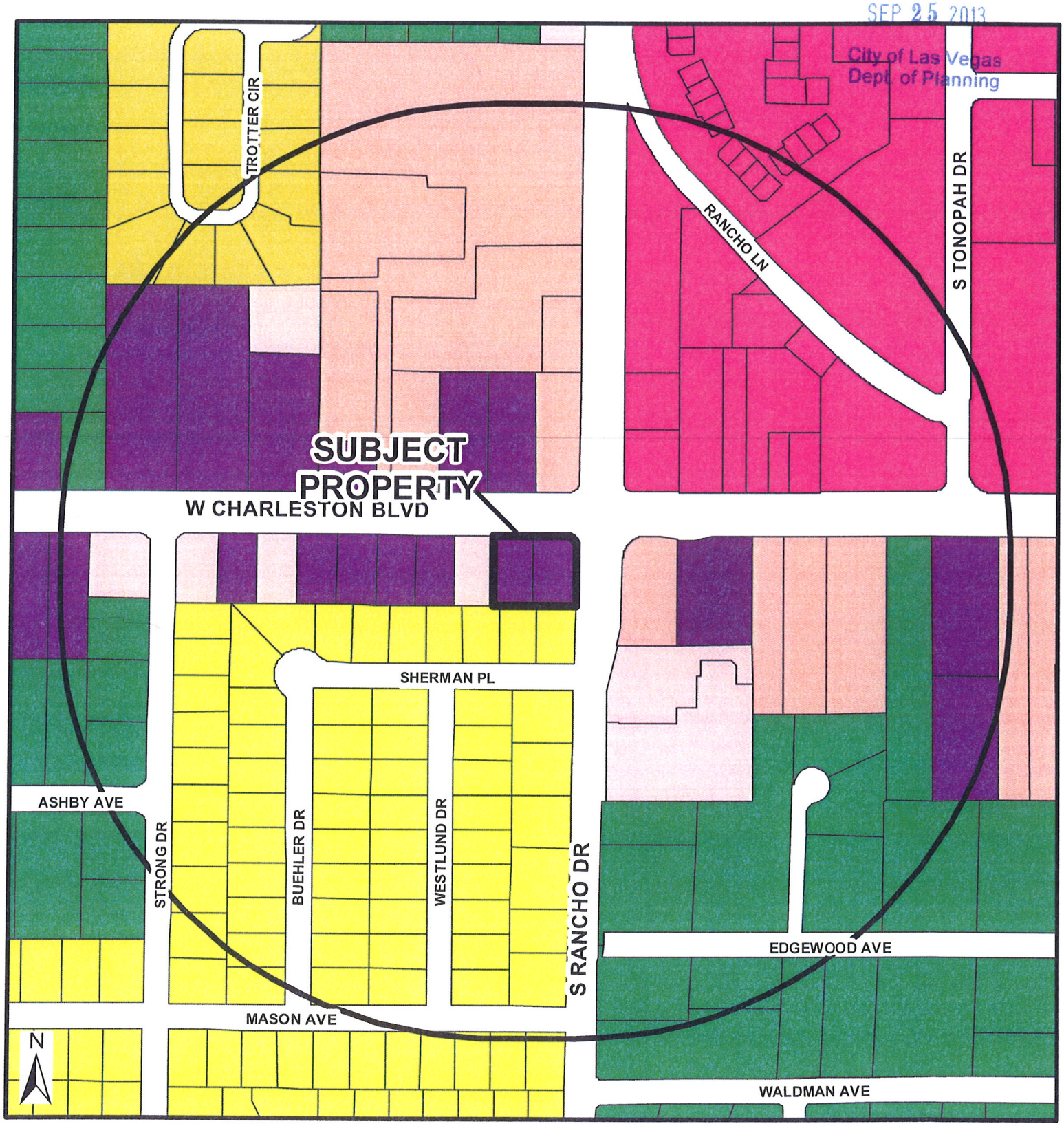
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

RECEIVED

SEP 25 2013

City of Las Vegas
Dept. of Planning

162-05-511-015 and 016



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM C-D TO O

ZON-50413 VAR-51414

SUP-51415 SDR-51412

Subject Property

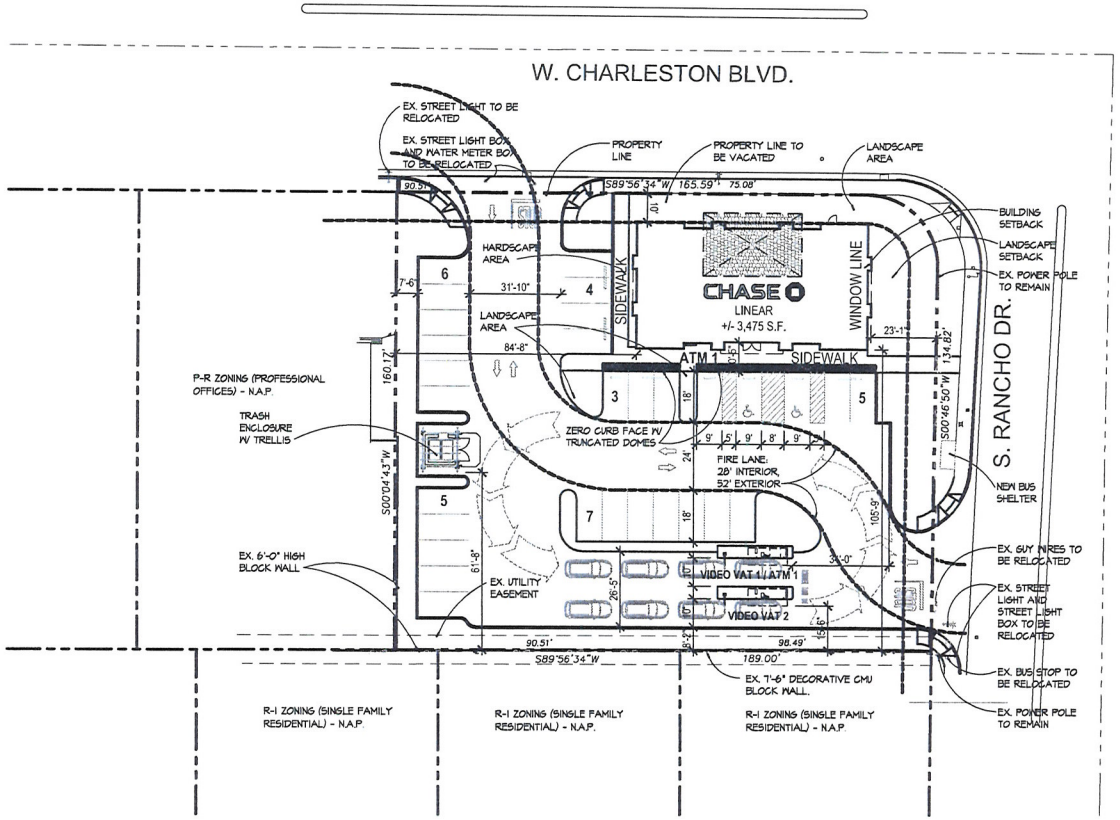
1000ft Buffer

City Limits

GIS maps are normally produced only to meet the needs of the City Due to continuous development activity this map is for reference only

Geographic Information System
Planning & Development Dept
702-229-6301

Date: Tuesday, September 17, 2013



Summary

AHJ:	CITY OF LAS VEGAS
Zoning:	
Existing:	C-D
Proposed:	O
APN:	162-05-511-015 & 162-05-511-016
Land:	.70 AC ± 30,290 SF
Building:	3,475 SF
Land-to-Bldg Ratio:	8.2/1
Coverage:	12.28%
Total Parking:	
Required: (Financial Institution, General:	18 spaces 1/200 GFA)
Provided:	30 spaces
Total Accessible (HC) Parking:	
Required (1/25 spaces):	2 space
Provided:	2 space
Drive Thru Stacking:	
Required:	3 cars
Provided:	3 cars



Project Location

Vicinity Map
Not to Scale

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNERS DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL NEVADA, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

North

20' 10' 0 20' 40'

20'

PRELIMINARY SITE PLAN - SCHEME 'F'

DATE: SEPTEMBER 19, 2013
NADEL JOB#: 12305

NADEL

CHASE: SWC CHARLESTON BLVD & RANCHO DRIVE
LAS VEGAS, NEVADA

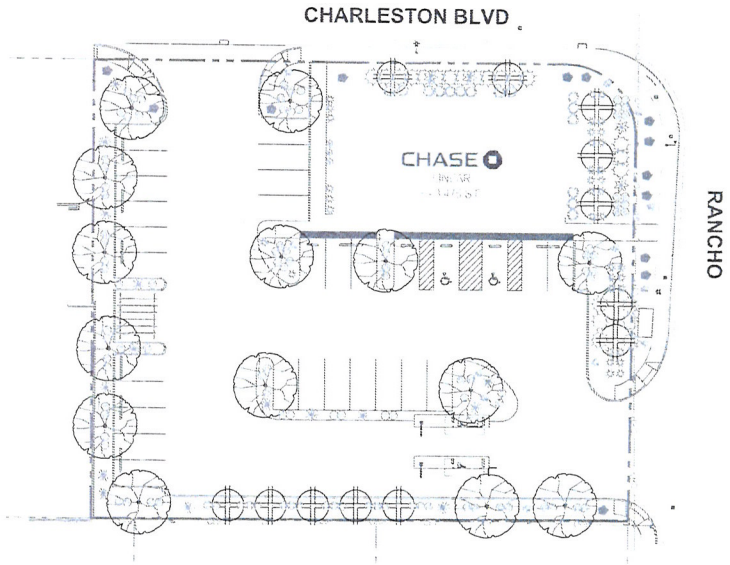
CHASE

NADEL NEVADA INC
175 E. WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119
T. 702.896.2000
F. 702.896.7170
WWW.NADELARC.COM

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT NADEL NEVADA, INC. ALL RIGHTS RESERVED

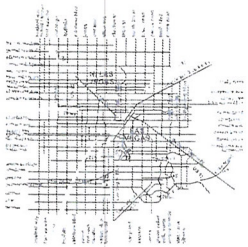
ZON-50413 VAR-51414
SUP-51415 SDR-51412

RECEIVED
SEP 25 2013
City of Las Vegas



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
	QUERCUS ILEX	HOLLY OAK	14	24" BOX	STD.
	ARBUTUS x MARINA	MARINA STRAWBERRY TREE	12	24" BOX	SEMI-MULTI
SHRUBS					
	RHAPHIOLEPIS INDICA PINK LADY	PINK LADY HAWTHORNE	15	5 GAL	
	CYCAS REVOLUTA	SAGO PALM	4	5 GAL	
GROUNDCOVERS					
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	13	1 GAL	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	22	5 GAL	
	TEUCRIUM CHAMAEDRYS	BUSH GERMANDER	104	1 GAL	
ACCENTS					
	AGAVE GEMINIFLORA	TWIN FLOWERED AGAVE	38	5 GAL	
	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL	15	5 GAL	
	AGAVE VICTORIAE-REGINAE	VICTORIA AGAVE	3	5 GAL	
OTHER					
	BOULDERS	'CHERRY MIST' BOULDERS FROM MINERAL PARK	13	2' - 3' DIAMETER	SEE DETAIL 'N' SHEET L3.01



Vicinity Map
Not to Scale

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North

20' 10' 0 20' 40'

20'

PRELIMINARY LANDSCAPE PLAN – SCHEME 'F'

DATE: AUGUST 20, 2013
NADEL JOB#: 12305

NADEL

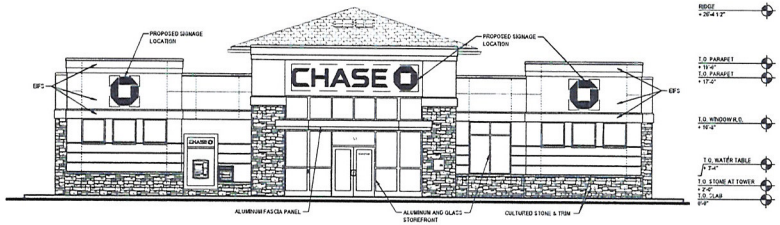
CHASE: SWC CHARLESTON BLVD & RANCHO DRIVE
LAS VEGAS, NEVADA

CHASE

NADEL NEVADA INC
[illegible]
WWW.NADELARC.COM

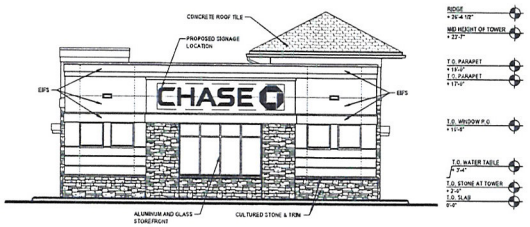
RECEIVED
SEP 25 2013
City of Las Vegas
Dept. of Planning

ZON-50413 VAR-51414
SUP-51415 SDR-51412



SOUTH ELEVATION (FRONT)

SCALE 1/8" = 1'-0"



EAST ELEVATION

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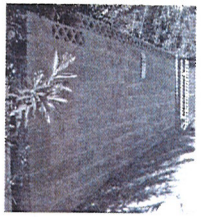
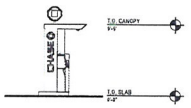


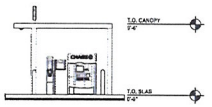
EXISTING PROPERTY LINE WALL

SCALE N.T.S.



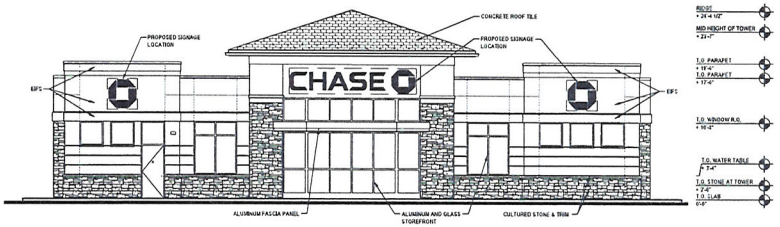
SIGNATURE CANOPY (ENTRY)

SCALE 1/8" = 1'-0"



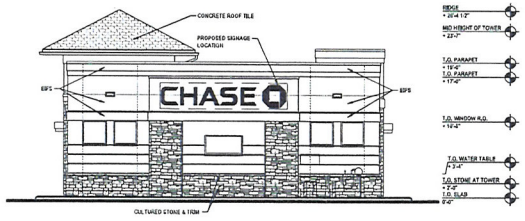
SIGNATURE CANOPY (FRONT)

SCALE 1/8" = 1'-0"



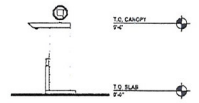
NORTH ELEVATION (REAR)

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



SIGNATURE CANOPY (DEPARTURE)

SCALE 1/8" = 1'-0"

PRELIMINARY EXTERIOR ELEVATIONS

DATE: SEPTEMBER 17, 2013
NADEL JOB#: 12305

NADEL

CHASE: SWC CHARLESTON BLVD & RANCHO DRIVE
LAS VEGAS, NEVADA

CHASE

ZON-50413 VAR-51414
SUP-51415 SDR-51412

NADEL NEVADA INC
175 E. WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119
T. 702.896.2000
F. 702.896.7170
WWW.NADELARC.COM

RECEIVED
SEP 25 2013
City of Las Vegas
Dept. of Planning

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT NADEL NEVADA INC. ALL RIGHTS RESERVED



SCALE: 1/4"=1'-0"

North

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL NEVADA, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

DATE: SEPTEMBER 23, 2013
NADEL JOB#: 12305

FLOOR PLAN

SWC CHARLESTON & RANCHO
LAS VEGAS, NEVADA

CHASE

NADEL NEVADA, INC.
7180 S. DEAN MARTIN DR., SUITE 800
LAS VEGAS, NV 89118
T 702 896.2000 F 702 896.7170
WWW.NADELARC.COM

NADEL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT NADEL NEVADA, INC. ALL RIGHTS RESERVED

ZON-50413 VAR-51414
SUP-51415 SDR-51412

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SEP 25 2013
City of Las Vegas
Dept. of Planning

COLOR LEGEND



SHERWIN WILLIAMS 0007
"DECOROUS AMBER"



SHERWIN WILLIAMS 7045
"INTELLECTUAL GREY"



CONCRETE ROOF TILE, FLAT,
"STONE MOUNTAIN BLEND"
BY MONIER LIFETILE



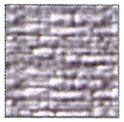
FASCIA PANEL:
PRE-FINISHED ALUMINUM
FASCIA PANEL
"CHASE NICKEL"



SHERWIN WILLIAMS 7036
"ACCESSIBLE BEIGE"



SHERWIN WILLIAMS 6108
"LATTE"



LIMESTONE & TRIM BY CULTURED STONE:
STONE: 18"L x 2 1/4"H x 2 1/2"TH.
COLOR: "BUCKEYE LIMESTONE CSV 2023"

TRIM:
COLOR: "TAUPE"



FASCIA PANEL:
PRE-FINISHED ALUMINUM
FASCIA PANEL
"CHASE BLUE"

COLOR & MATERIAL BOARD

DATE: SEPTEMBER 19, 2013
NADEL JOB#: 12305

NADEL

CHASE: SWC CHARLESTON BLVD & RANCHO DRIVE
LAS VEGAS, NEVADA

CHASE

ZON-50413 VAR-51414
SUP-51415 SDR-51412

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SEP 25 2013
City of Las Vegas
Dept. of Planning

NADEL NEVADA INC
175 E. WARM SPRINGS ROAD
SUITE 160
LAS VEGAS, NV 89119
T. 702.896.2000
F. 702.896.7776
WWW.NADELARC.COM

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT NADEL NEVADA, INC. ALL RIGHTS RESERVED

NADEL
ARCHITECTURE
+ PLANNING

Nadel Nevada, Inc.
175 E. Warm Springs Rd.
Suite 100
Las Vegas, NV 89119
T. 702.896.2000
F. 702.896.7170
www.nadelarc.com

September 24, 2013

City of Las Vegas – Department of Planning
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: Chase Bank
SWC Charleston Blvd. & Rancho Drive
APN: 162-05-511-015 & 016
Development Review
Nadel Project #12305

To Whom It May Concern:

On behalf of our client JP Morgan Chase, this letter is to serve as a statement of justification for the proposed redevelopment of the properties located at 2301 and 2319 West Charleston Blvd.

Project Description:

The project site is zoned for commercial use (C-D) and falls within the general plan designation (O). The existing two story daycare and one story landscape design/contractor structures will be demolished and replaced with a proposed new approximately 3,475 Square foot single story Chase Bank. The two lots will be required to be combined into a single lot prior to building permits being issued.

Requested Approvals:

1. We are requesting a zone change from C-D to office (O) to conform to the General Plan.
2. Site Development Plan Review for a new 3,475 square foot freestanding financial institution with two remote drive-up lanes to provide banking services during regular business hours and one ATM.
3. Special Use Permit to allow drive up teller without an intervening building between residential zoning and the drive up teller. Residential adjacency standards and CD-O requirements restrict placement of the bank closer to the residential zoning.
4. A variance to allow a 23 foot front setback (Rancho) where 25 feet is required and a 10 foot corner side yard (Charleston) where 15 feet is required. Allow the building height to the midpoint of the sloped roof to be 23'-7" where 20 feet is required. These variances are requested in order to allow Chase to construct

ZON-50413 VAR-51414
SUP-51415 SDR-51412

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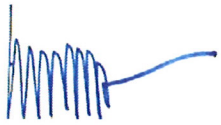
it's prototype building which is recognized throughout the Las Vegas Valley and nationally by its customers and proven to be a successfully business model.

We respectfully submit the above requests for your consideration. Nadel Architects and JP Morgan Chase mutually look forward to working with the City of Las Vegas Planning to obtain the necessary approvals and are available at your convenience to answer any questions or to provide additional information.

Respectfully,
NADEL NEVADA, INC



Mark Mikelson – AIA, NCARB, LEED AP
Principal, Division Director

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SEP 25 2013
City of Las Vegas
Dept. of Planning

ZON-50413 VAR-51414
SUP-51415 SDR-51412

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-51414 - VARIANCE RELATED TO ZON-51413 - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A 23-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED AND A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), C-D (Designed Commercial) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian).

C.C.: 12/18/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-51414** PN: 162-05-511-015 & 016

Name of Property Owner: Vause Family Trust

Name of Applicant: JPMorgan/Chase

Name of Representative: Mark Mikelson

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☒ **Yes** ☐ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: Richard Truesdell

Partner(s): Real Estate Agent for Seller

APN: _____

Signature of Property Owner: Gary Vause

Print Name: GARY VAUSE

Subscribed and sworn before me

This 26 day of August, 2013

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

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SEP 25 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 2319 & 2301 W. Charleston Blvd.

Project Name Chase Bank **Proposed Use** Financial Institution

Assessor's Parcel #(s) 162-05-511-015 and 162-05-511-016 **Ward #** 1

General Plan: existing O proposed O **Zoning:** existing C-D proposed O

Commercial Square Footage 3475 **Floor Area Ratio**

Gross Acres .70 net **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Vause Family Trust **Contact** Gary Vause

Address 3020 Plaza De Monte **Phone:** (702) 870-0666 **Fax:**

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address litls@aol.com

APPLICANT JPMorgan/Chase **Contact** Ted Watson

Address 201 N. Central Ave., FL25, Mail Code:AZ1-124 **Phone:** (602) 221-1969 **Fax:** (602) 221-1275

City Phoenix **State** AZ **Zip** 85004

E-mail Address ted.e.watson@jpmchase.com

REPRESENTATIVE Nadel Architects **Contact** Mark Mikelson

Address 175 East Warm Springs Road, Suite 100 **Phone:** (702) 896-2000 **Fax:** (702) 896-7170

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address mmikelson@nadelarc.com

Property Owner Signature* Gary Vause

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Gary Vause

Subscribed and sworn before me

This 26 day of August, 2013.

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

RECEIVED
SEP 25 2013
City of Las Vegas
Dept. of Planning

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-51414
Meeting Date:	11/12/13
Total Fee:	$830.00
Date Received:*	09/25/13
Received By:	Jonathan B.

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-51415 - SPECIAL USE PERMIT RELATED TO ZON-51413 AND VAR-51414 - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED DRIVE THROUGH WITH NO INTERVENING BUILDING BETWEEN THE DRIVE THROUGH AND RESIDENTIALLY ZONED PROPERTY at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), C-D (Designed Commercial) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian).

C.C.: 12/18/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-51415** APN: 162-05-511-015 & 016

Name of Property Owner: Vause Family Trust

Name of Applicant: JPMorgan/Chase

Name of Representative: Mark Mikelson

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☒ **Yes** ☐ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: Richard Truesdell

Partner(s): Real Estate Agent for Seller

APN: _____

Signature of Property Owner: Gary Vause

Print Name: GARY VAUSE

Subscribed and sworn before me

This 26 day of August, 2013

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

RECEIVED
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Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2319 & 2301 W. Charleston Blvd.

Project Name Chase Bank **Proposed Use** Financial Institution

Assessor's Parcel #(s) 162-05-511-015 and 162-05-511-016 **Ward #** 1

General Plan: existing O proposed O **Zoning:** existing C-D proposed O

Commercial Square Footage 3475 **Floor Area Ratio**

Gross Acres .70 net **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Vause Family Trust **Contact** Gary Vause

Address 3020 Plaza De Monte **Phone:** (702) 870-0666 **Fax:**

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address litls@aol.com

APPLICANT JPMorgan/Chase **Contact** Ted Watson

Address 201 N. Central Ave., FL25, Mail Code:AZ1-124E **Phone:** (602) 221-1969 **Fax:** (602) 221-1275

City Phoenix **State** AZ **Zip** 85004

E-mail Address ted.e.watson@jpmchase.com

REPRESENTATIVE Nadel Architects **Contact** Mark Mikelson

Address 175 East Warm Springs Road, Suite 100 **Phone:** (702) 896-2000 **Fax:** (702) 896-7170

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address mmikelson@nadelarc.com

Property Owner Signature* Gary Vause

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Gary Vause

Subscribed and sworn before me

This 26 day of August, 2013.

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

RECEIVED
SEP 25 2013
City of Las Vegas
Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-51415
Meeting Date:	11/12/13
Total Fee:	1030.00
Date Received:*	09/25/13
Received By:	Jonathan B.

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-51412 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-51413, VAR-51414 AND SUP-51415 - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 24-FOOT TALL, 3,475 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL AND DRIVE THROUGH on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), Ward 1 (Tarkanian).

C.C.: 12/18/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-51412** APN: 162-05-511-015 & 016

Name of Property Owner: Vause Family Trust

Name of Applicant: JPMorgan/Chase

Name of Representative: Mark Mikelson

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☒ **Yes** ☐ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: Richard Truesdell

Partner(s): Real Estate Agent for Seller

APN: _____

Signature of Property Owner: Gary Vause

Print Name: GARY VAUSE

Subscribed and sworn before me

This 26 day of August, 2013

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

RECEIVED
SEP 25 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _ , SDR

Project Address (Location) 2319 & 2301 W. Charleston Blvd.

Project Name Chase Bank **Proposed Use** Financial Institution

Assessor's Parcel #(s) 162-05-511-015 and 162-05-511-016 **Ward #** 1

General Plan: existing O proposed O **Zoning:** existing C-D proposed O

Commercial Square Footage 3475 **Floor Area Ratio**

Gross Acres .70 net **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Vause Family Trust **Contact** Gary Vause

Address 3020 Plaza De Monte **Phone:** (702) 870-0666 **Fax:**

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address litls@aol.com

APPLICANT JPMorgan/Chase **Contact** Ted Watson

Address 201 N. Central Ave., FL25, Mail Code:AZ1-124 **Phone:** (602) 221-1969 **Fax:** (602) 221-1275

City Phoenix **State** AZ **Zip** 85004

E-mail Address ted.e.watson@jpmchase.com

REPRESENTATIVE Nadel Architects **Contact** Mark Mikelson

Address 175 East Warm Springs Road, Suite 100 **Phone:** (702) 896-2000 **Fax:** (702) 896-7170

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address mmikelson@nadelarc.com

Property Owner Signature* Gary Vause

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name GARY VAUSE

Subscribed and sworn before me

This 26 day of August, 20 13.

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

RECEIVED
SEP 25 2013
City of Las Vegas
Dept. of Planning

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-51412 + Mailing Labels
Meeting Date:	11/12/2013
Total Fee:	$ 1080.00
Date Received:*	09/25/13
Received By:	Jonathan B.

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

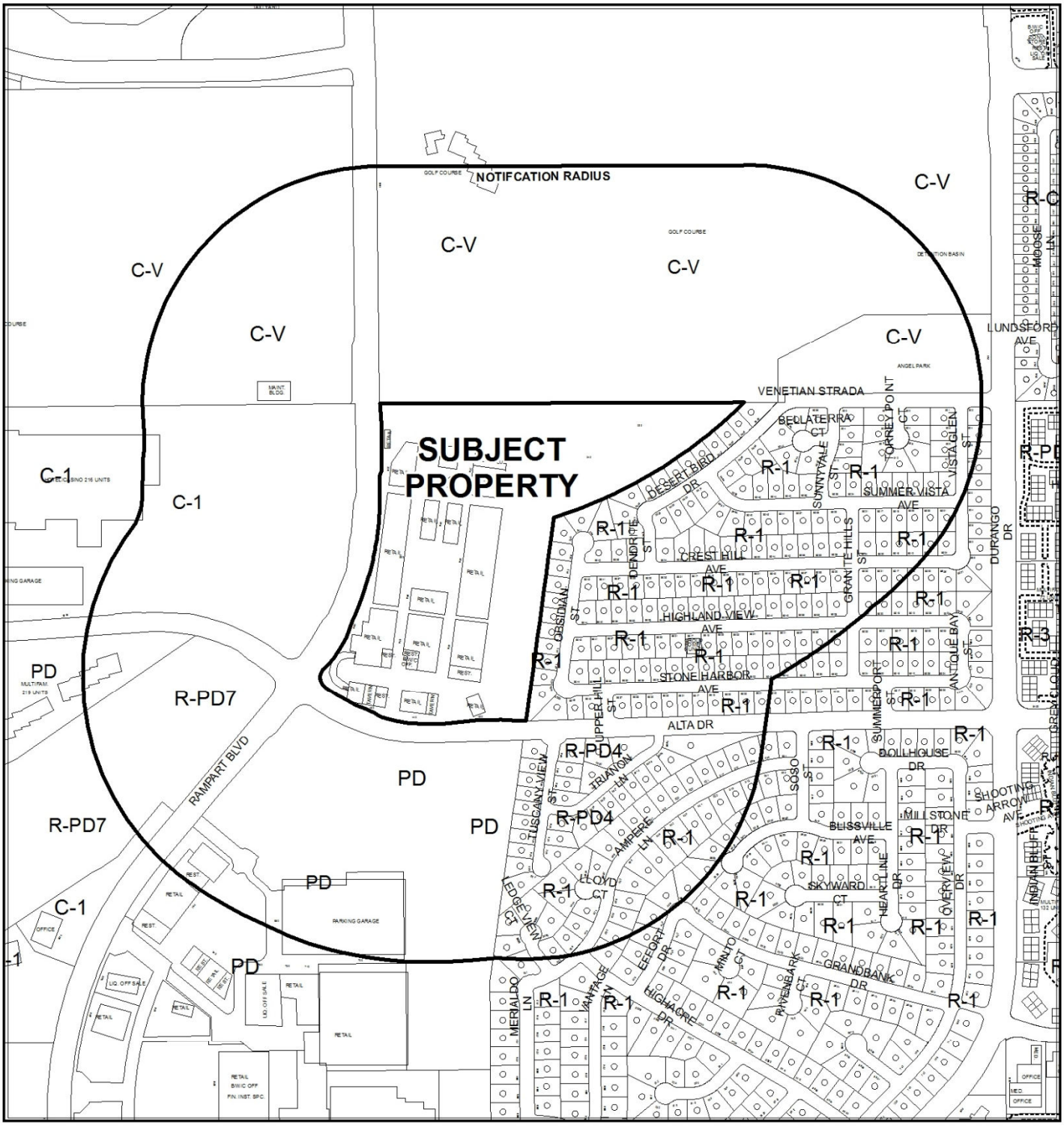
SUBJECT:
VAR-50955 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Variance TO ALLOW 10 EXISTING FREESTANDING SIGNS TO BE SPACED 35 FEET APART WHERE SIX SIGNS SPACED AT LEAST 100 FEET APART ARE ALLOWED on 28.43 acres at the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers).

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

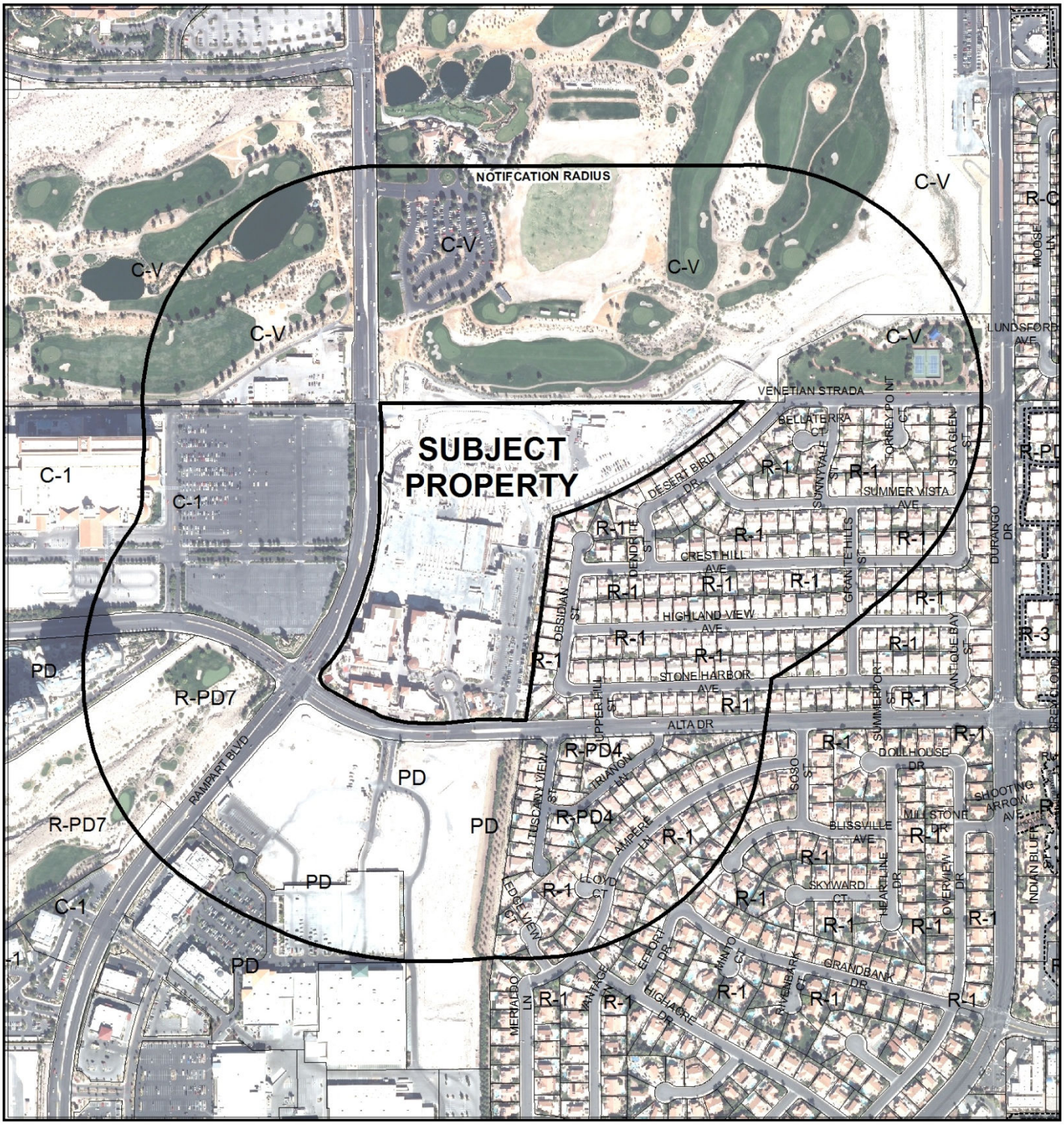
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-50955 and MSP-50954
2. Conditions and Staff Report - VAR-50955 and MSP-50954
3. Supporting Documentation
4. Photos - VAR-50955 and MSP-50954
5. Justification Letter - VAR-50955 and MSP-50954



CASE: **VAR-50955 & MSP-50954**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **VAR-50955 & MSP-50954**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-50955** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Patricks Sign Co.

Name of Representative: Darrell Shock

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Noam Ziv / Patrick Done

Subscribed and sworn before me

This 28 day of July, 2013

Leeann Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2015

RECEIVED

AUG 29 2013

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 420 S. Rampart

Project Name Tivoli Village **Proposed Use**

Assessor's Parcel #(s) 138-32-615-001 **Ward #** 2

General Plan: existing C-2 proposed **Zoning:** existing C-2 proposed

Commercial Square Footage 787-329 **Floor Area Ratio**

Gross Acres 28.44 **Lots/Units** 340 **Density**

Additional Information

PROPERTY OWNER Great Wash Park LLC **Contact** Gary Chappell

Address 9525 Hillwood #100 **Phone:** 7029408882 **Fax:** 7029408881

City Las Vegas **State** NV **Zip** 89118

E-mail Address gchappell@tvqr.com

APPLICANT Patricks Sign Co. **Contact** Darrell Shock

Address 5115 S. Arville Street **Phone:** 7028734463 **Fax:** 7028735657

City Las Veas **State** NV **Zip** 89118

E-mail Address darrell@patrickssigns.com

REPRESENTATIVE Patricks Sign Co **Contact** Darrell Shock

Address 5115 S. Arville Street **Phone:** 7028734463 **Fax:** 7028735657

City Las Vegas **State** NV **Zip** 89118

E-mail Address darrell@patrickssigns.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Noam Ziv / Patrick Done

Subscribed and sworn before me

This 18 day of July, 20 13.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

RECEIVED
AUG 29 2013
City of Las Vegas
Dept. of Planning

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-50955
Meeting Date:	11/12/13
Total Fee:	$830.00
Date Received:*	08/29/13
Received By:	Jonathan B.

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

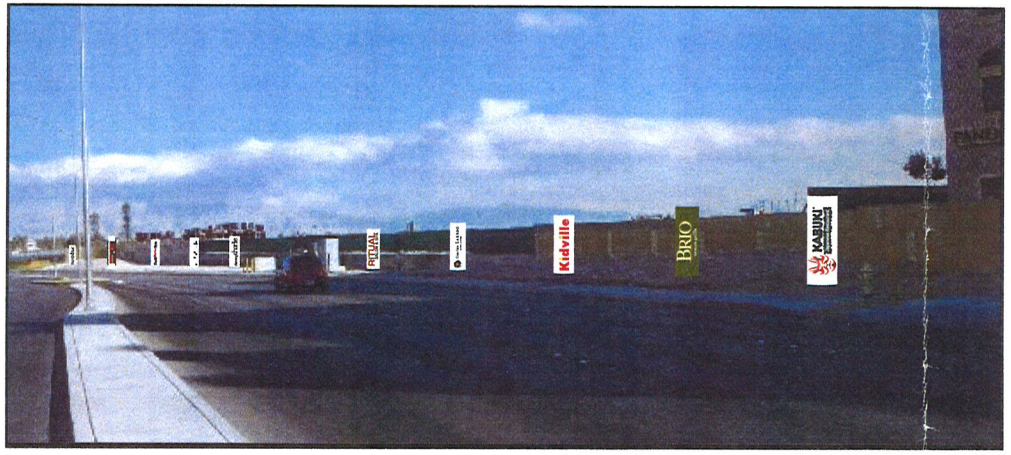
Revised 10/27/08

SIGN 1 SIGN 2 SIGN 3 SIGN 4 SIGN 5



SIGN 6 SIGN 7 SIGN 8 SIGN 9 SIGN 10

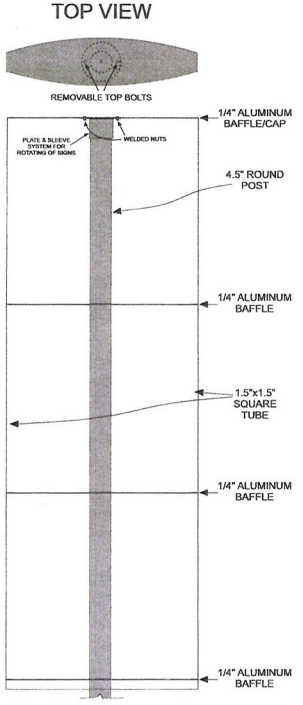






CONCEPTUAL VIEW

TOP VIEW



INTERNAL STRUCTURE

MANUFACTURE & INSTALL (10) FREE STANDING NON-ILLUMINATED
DOUBLE FACE ALUMINUM SIGNS WITH RADIUSED FACES.
FACES WITH DIGITALLY PRINTED TENANT LOGOS/GRAPHICS.
(EXACT SIGN PLACEMENT TO BE DETERMINED.)

RECEIVED
AUG 29 2013
City of Las Vegas
Dept. of Planning

RADIUSED VERTICAL GRADE LEVEL METAL SIGNS

VAR-50955
MSP-50954

TIVOLI VILLAGE

FREE STANDING SIGNS

Project Address:	440 South Rampart Las Vegas, NV 89145
Date:	July 18, 2013
View:	Rampart Heading North
Sales Rep:	Darrell Shock
Designer:	Kevin Kuchman
Design #:	TV050913F

SCOPE

MANUFACTURE & INSTALL FREE STANDING SIGNS AS SHOWN

REVISIONS

Rev (1):
Rev (2):
Rev (3):
Rev (4):
Rev (5):

FINAL APPROVALS

Client:
Estimate:
Design:
Sales Rep:
Authorized Signatures

Page #: 1 of 5

PATRICK'S SIGN COMPANY
5115 S. ARVILLE ST • LAS VEGAS, NV 89118
ph: 702.873.4463 • f: 702.873.5657
www.PatricksSigns.com
NV LIC #62560

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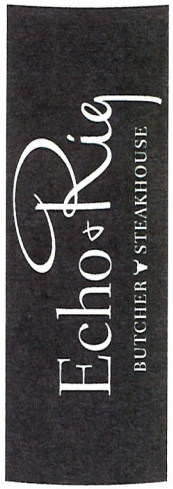
SIGN 1





SIGN 2



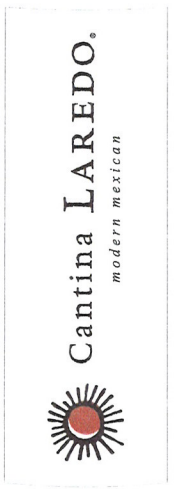


SIGN 3





SIGN 4





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MANUFACTURE & INSTALL FREE STANDING SIGNS AS SHOWN

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Sales Rep:
Authorized Signature

Page #: 2 of 5

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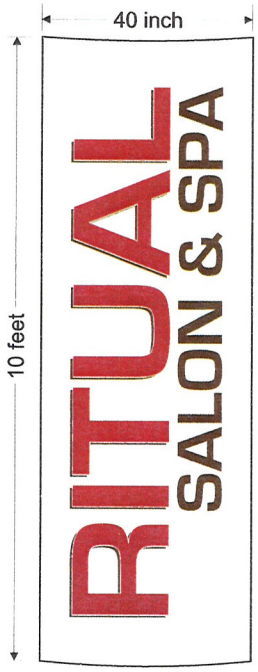
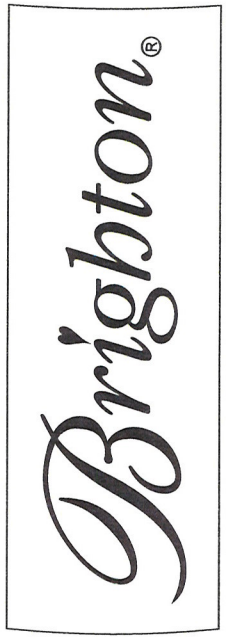
SIGN 5





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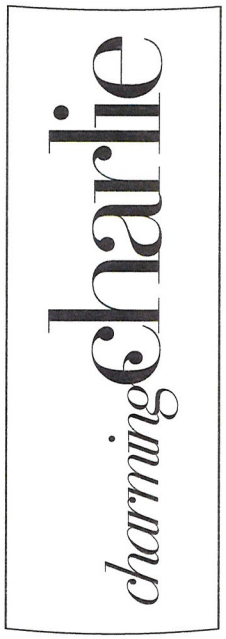



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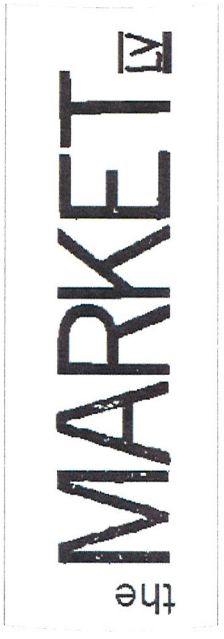



MANUFACTURE & INSTALL (10) FREE STANDING NON-ILLUMINATED
DOUBLE FACE ALUMINUM SIGNS WITH RADIUSED FACES.
FACES WITH DIGITALLY PRINTED TENANT LOGOS/GRAPHICS.
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MSP-50954
11/12/13 PC

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Sales Rep: *Authorized Signature*
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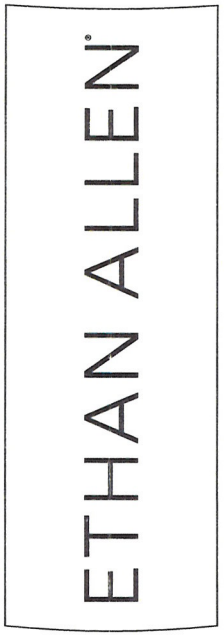
SIGN 8





SIGN 9





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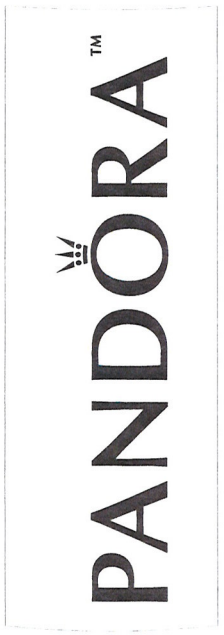



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MANUFACTURE & INSTALL
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AS SHOWN

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Sales Rep: *Authorized Signatures*
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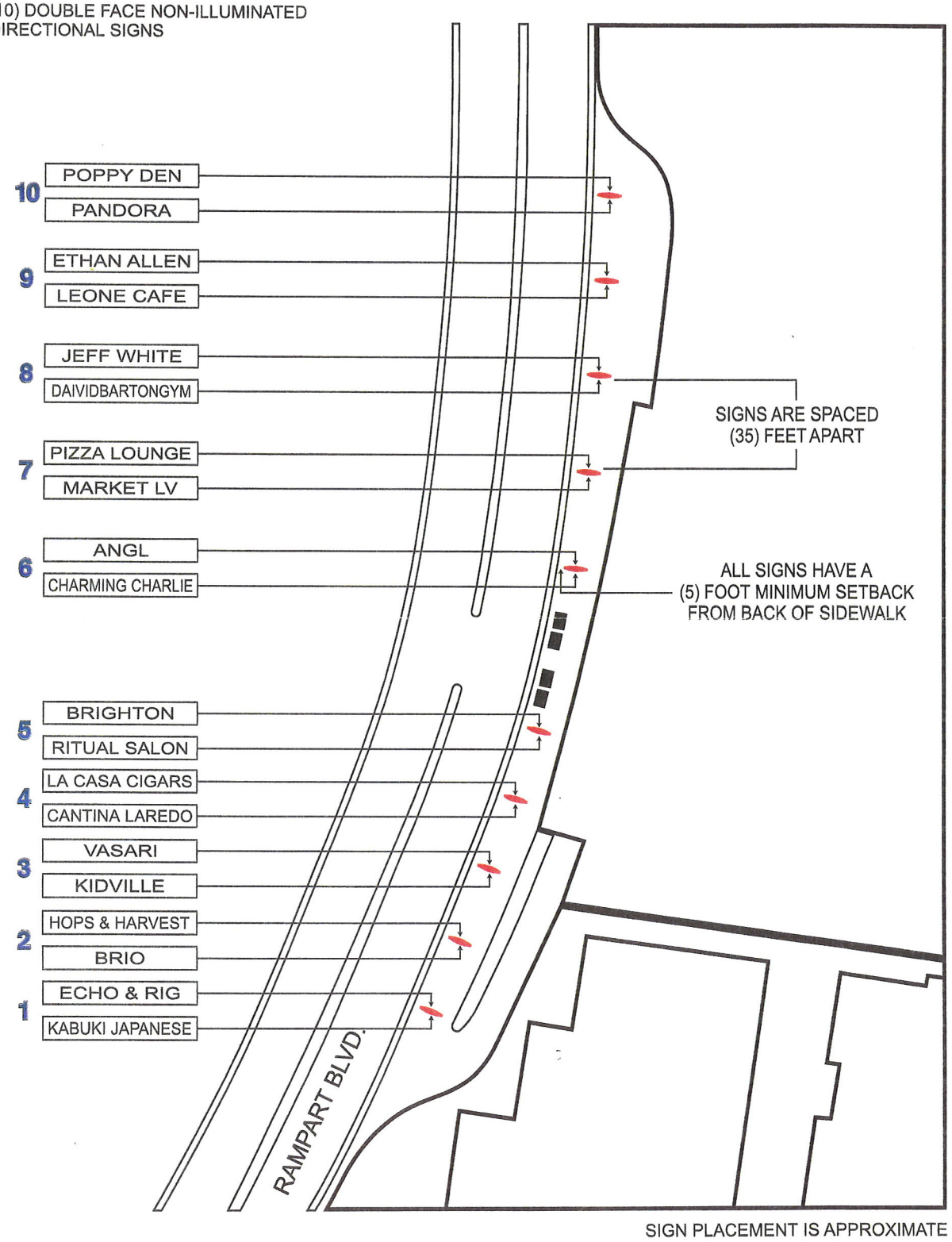
(10) DOUBLE FACE NON-ILLUMINATED
DIRECTIONAL SIGNS



SIGN PLACEMENT IS APPROXIMATE

RECEIVED
AUG 29 2013
City of Las Vegas
Dept. of Planning

VAR-50955
MSP-50954

PATRICK'S signs

August 1, 2013

City of Las Vegas
Planning and Development
731 S. 4th Street
Las Vegas, NV 89101

RE: Amendment to Master Sign Plan Justification Letter
The Village at Queensridge (Tivoli Village)
Las Vegas, NV

Ladies and Gentlemen,

This letter will serve as the Justification letter for the application to amend the existing Master Sign Plan for the commercial portion of Tivoli Village.

The (10) approx. 40" wide X 10'-0" tall non-illuminated freestanding signs are meant to be temporary in nature. They will advertise for on premise businesses within the Tivoli Village project. Tivoli Village currently does not have any freestanding signage that can advertise for individual tenants.

This Master Sign Plan amendment would simply allow Tivoli Village to advertise the project and indicate some of the businesses that are offered.

Thank you for your consideration and should you have any questions, comments or require further information, please contact me at your convenience.

Sincerely,

Darrell Shock
General Manager

5115 South Arville Street, Las Vegas, Nevada 89118 p. 702-873-4463 f. 702-873-5657

RECEIVED
AUG 29 2013
City of Las Vegas
Dept. of Planning

VAR-50955
MSP-50954

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
MSP-50954 - MASTER SIGN PLAN RELATED TO VAR-50955 - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-40230) FOR AN EXISTING MIXED USE DEVELOPMENT on 28.43 acres at the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers).

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-50954 APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Patricks Sign Co.

Name of Representative: Darrell Shock

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Noam Ziv / Patrick Done

Subscribed and sworn before me

This 28 day of July, 2013

Leeann Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2015

RECEIVED

AUG 29 2013

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan (Amendment)

Project Address (Location) 420 S. Rampart

Project Name Tivoli Village **Proposed Use**

Assessor's Parcel #(s) 138-32- 615-001 **Ward #** 2

General Plan: existing C-2 proposed **Zoning:** existing C-2 proposed

Commercial Square Footage 787-329 **Floor Area Ratio**

Gross Acres 28.44 **Lots/Units** 340 **Density**

Additional Information

PROPERTY OWNER Great Wash Park LLC **Contact** Gary Chappell

Address 9525 Hillwood #100 **Phone:** 7029408882 **Fax:** 7029408881

City Las Vegas **State** NV **Zip** 89118

E-mail Address gchappell@tvqr.com

APPLICANT Patricks Sign Co. **Contact** Darrell Shock

Address 5115 S. Arville Street **Phone:** 7028734463 **Fax:** 7028735657

City Las Veas **State** NV **Zip** 89118

E-mail Address darrell@patrickssigns.com

REPRESENTATIVE Patricks Sign Co **Contact** Darrell Shock

Address 5115 S. Arville Street **Phone:** 7028734463 **Fax:** 7028735657

City Las Vegas **State** NV **Zip** 89118

E-mail Address darrell@patrickssigns.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* NZ / [signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Noam Ziv / Patrick Dore

Subscribed and sworn before me

This 18 day of July, 20 13.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2015

FOR DEPARTMENT USE ONLY

Case #	MSP-50954
Meeting Date:	10/2/13
Total Fee:	$830.00
Date Received:*	09/27/13
Received By:	Jonathan B.

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

Revised 10/27/08

RECEIVED
AUG 29 2013
City of Las Vegas
Dept. of Planning

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

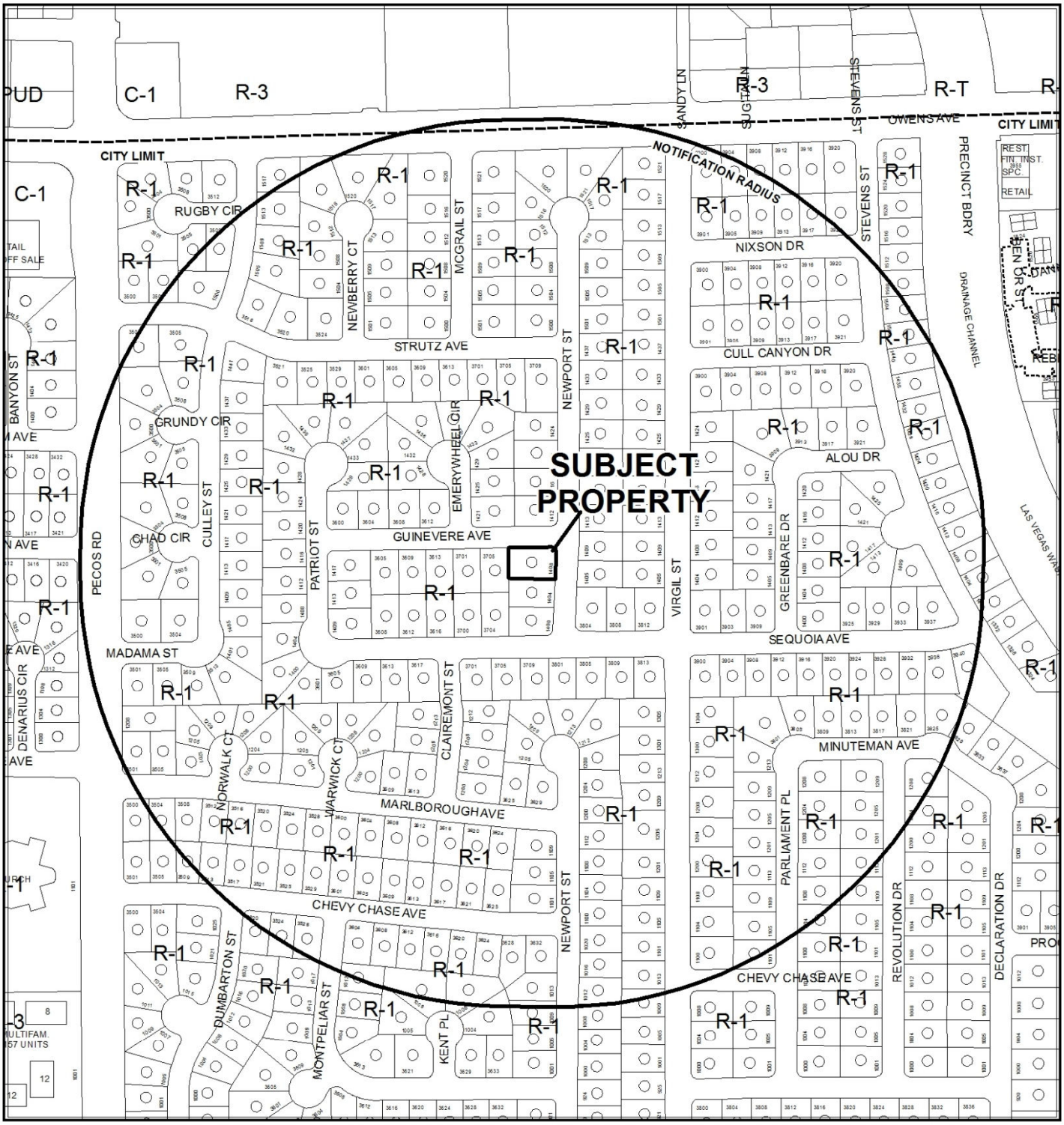
SUBJECT:
VAR-51093 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JORGE GARCIA-SALEIDO - For possible action on a request for a Variance TO ALLOW AN FOUR-FOOT DISTANCE SEPARATION WHERE SIX FEET IS THE MINIMUM REQUIRED ON AN EXISTING 491-FOOT ACCESSORY STRUCTURE, CLASS II (GARAGE) on 0.16 acres at 1408 Newport Street (APN 140-30-114-020), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



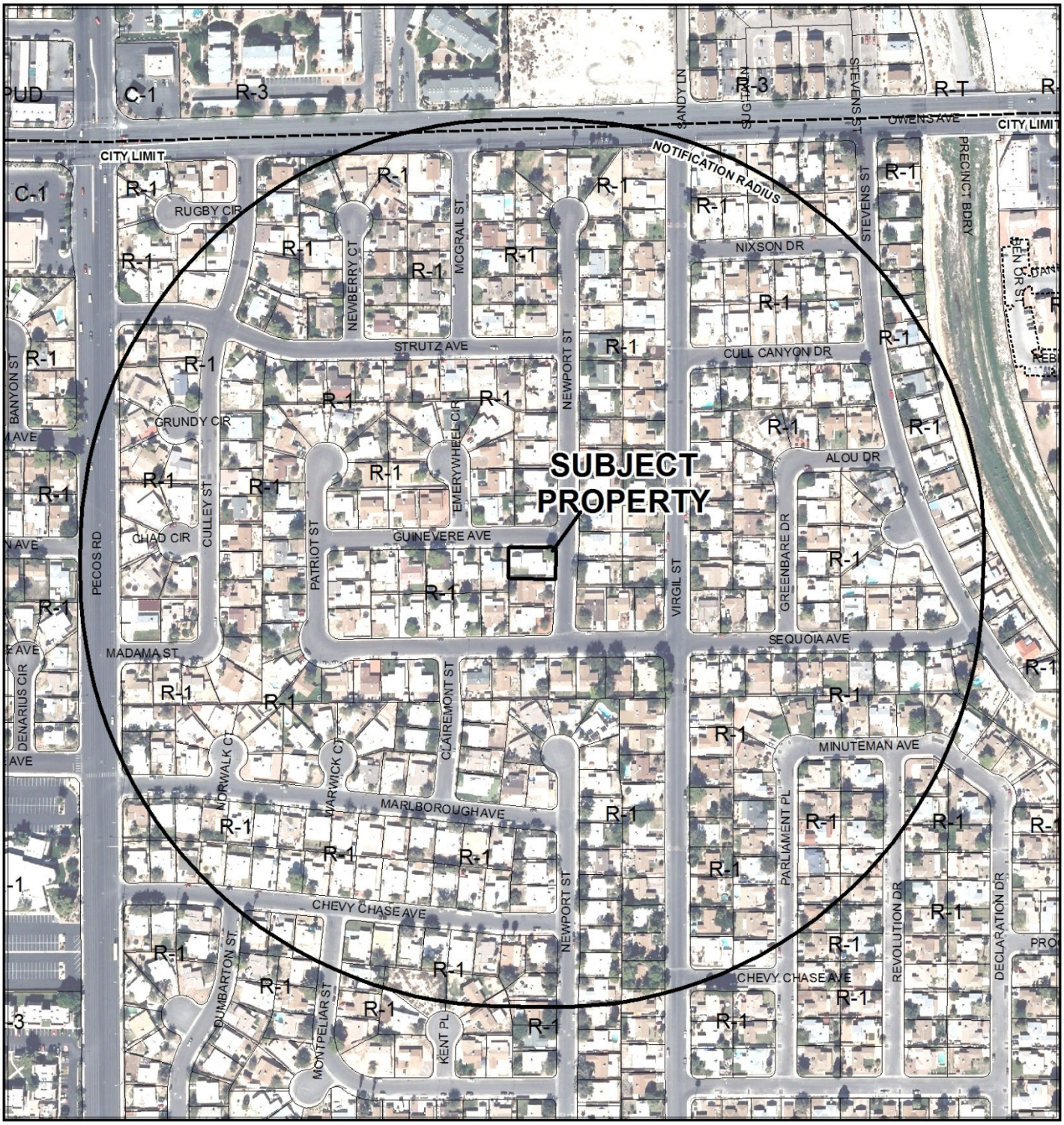
CASE: **VAR-51093**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

0 150 300
Feet

N



CASE: **VAR-51093**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

0 150 300
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-51093** APN: 140-30-114-020

Name of Property Owner: Jorge Garcia

Name of Applicant: Hacienda Builders Inc.- Job Gonzalez

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
SEP 1 1 2013
City of Las Vegas
Department of Planning

Signature of Property Owner: Jorge Garcia

Print Name: Jorge Garcia

Subscribed and sworn before me

This 5 day of September, 20 13

Notary Public in and for said County and State

MaryAnn M. Valdez
Notary Public
State of Nevada
My Commission Expires: 03-20-16
Certificate No: 12-8663-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Jorge Garcia

Project Address (Location) 1408 Newport St. Las Vegas Nevada 89110

Project Name Setback variance for the Garcia residence **Proposed Use** No change

Assessor's Parcel #(s) 140-30-114-020 **Ward #** 3-Coffin

General Plan: existing low proposed Low **Zoning:** existing R-1 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Jorge Garcia **Contact** Jorge garcia

Address 1408 Newport St. **Phone:** (702) 482-4334 **Fax:** _____

City Las Vegas **State** NV **Zip** 89110

E-mail Address jorgegarcia702@yahoo.com

APPLICANT Hacienda Builders Inc. **Contact** Job Gonzalez

Address 685 N. Fogg St. **Phone:** (702) 491-8221 **Fax:** (702) 432-3169

City Las Vegas **State** NV **Zip** 89110

E-mail Address job@haciendabuilderslv.com

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Jorge Garcia

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Jorge Garcia

Subscribed and sworn before me

This 5 day of September, 20 13.

MaryAnn M. Valdez

Notary Public in and for said County and State

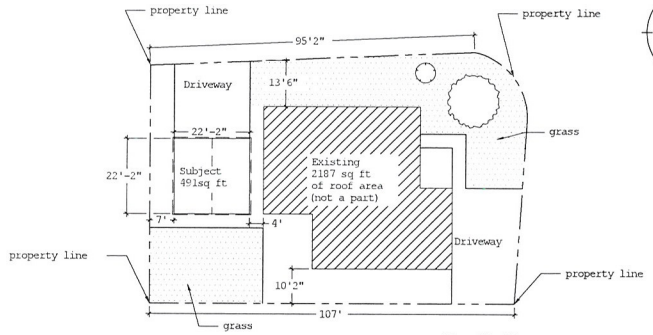
MaryAnn M. Valdez
Notary Public
State of Nevada
My Commission Expires: 03-20-16
Certificate No: 12-8663-1

FOR DEPARTMENT USE ONLY

Case #	VAR-51093
Meeting Date:	11/12/13
Total Fee:	$830.00
Date Received:*	9/9/13
Received By:	

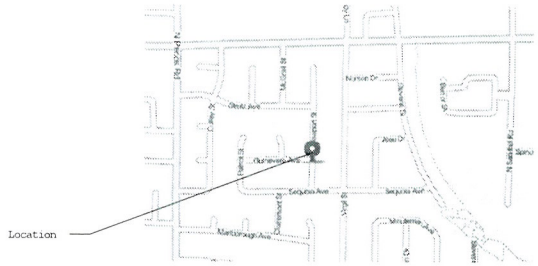
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08



2 Site Plan
Scale: 1/16"=1'0"





1 Site Map
Not to scale

Legend

- Exterior 1/2" panel board
- Existing 2x4 wall @ 16"o.c
- Mineral Shingle Roof
- Concrete footings
- Compacted Soil

Project Summary

Project Name:	Garcia's Garage
Owner:	Jorge Garcia
Address:	1408 Newport St Las Vegas Nevada 89110
Parcel:	140-30-114-020
Lot Size:	.18
Legal Jurisdiction:	Las Vegas Building Department
Aplicable Codes:	2009 IBC, 2008 NEC
Zoning:	Residential R-1

Square Footage

Main Building Roof Area	2187
Subject Garage	491

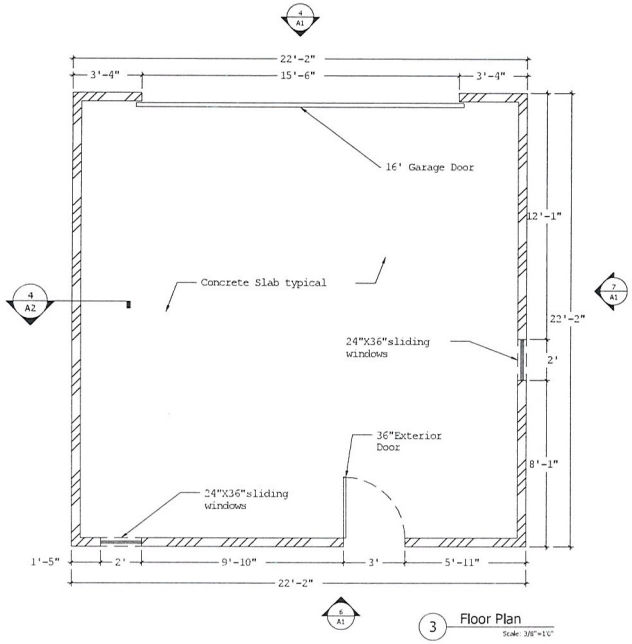
Scope:

- Contractor has prepared plans of existing garage to procure Building permits and Inspections
-

Seet Index

A1- Cover,Site map, Site Plan, Elevations, Floor Plan

A2- Roof framing plan, sections, details



3 Floor Plan
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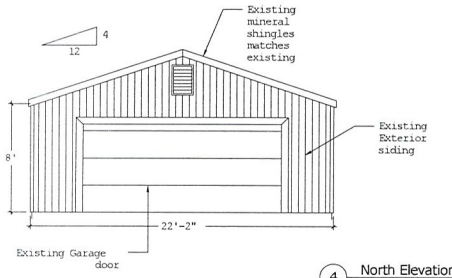
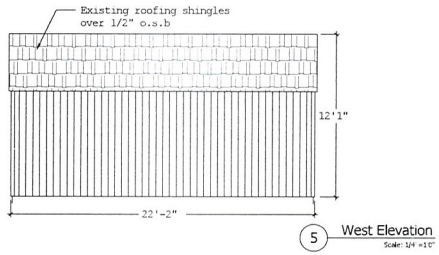
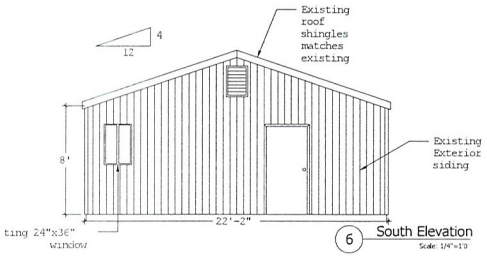


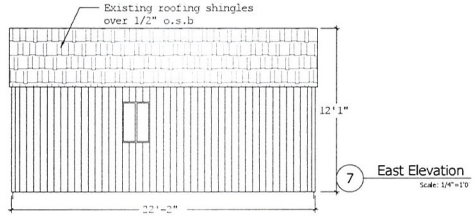
4 North Elevation
Scale: 1/4"=1'0"



5 West Elevation
Scale: 1/4"=1'0"



6 South Elevation
Scale: 1/4"=1'0"



7 East Elevation
Scale: 1/4"=1'0"

Drawn by: Job Gonzalez
Signed:
Date: 7/16/13

Project:
Mr. Garcia's Garage
1408 Newport St
Las Vegas Nevada 89110

Contractor:
Hacienda Builders Inc.
685 N. Pecos St.
Las Vegas Nevada
89110
702 491-8221 Direct
702 432-3169 Fax
License# 0063741

Date:
Page: A1

RECEIVED
SEP 09 2013

VAR-51093

Jorge Garcia

1408 Newport St.

Las Vegas Nevada 89110

702 482-4334 Direct

Jorgegarcia702@yahoo.com

August 27, 2013

To: **City Of Las Vegas Department of Planning**

Re: **APN # 140-30-114-020**

Project : **Setback variance for the Garcia's residence**

JUSTIFICATION LETTER

I; Jorge Garcia, hereby provide the following information, to be considered as basis to grant Setback variance on my primary residence located at 1408 Newport, parcel number 140-30-114-020;

- The garage was built prior to our acquisition of our property.
- It is not uncommon in the area to find properties in similar condition.
- Except for the setbacks, structurally the garage was built properly and does not pose any risk.
- The exterior of the garage is well maintained and does not visually affect the neighborhood
- Removal of existing garage would have a negative impact in the home's storage capacity and may render the property unable to accommodate the needs of the family.
- The cost to remove existing garage is currently beyond our capacity.

Please consider information above while reviewing application.

Sincerely,

Jorge Garcia

Subscribed and sworn to before me this 5 day of September 2013

Notary Public in and for the County of Clark, State of Nevada

MaryAnn M. Valdez
Notary Public
State of Nevada
My Commission Expires: 03-20-16
Certificate No: 12-8663-1

RECEIVED

SEP 1 1 2013

City of Las Vegas
Department of Planning

VAR-51093

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

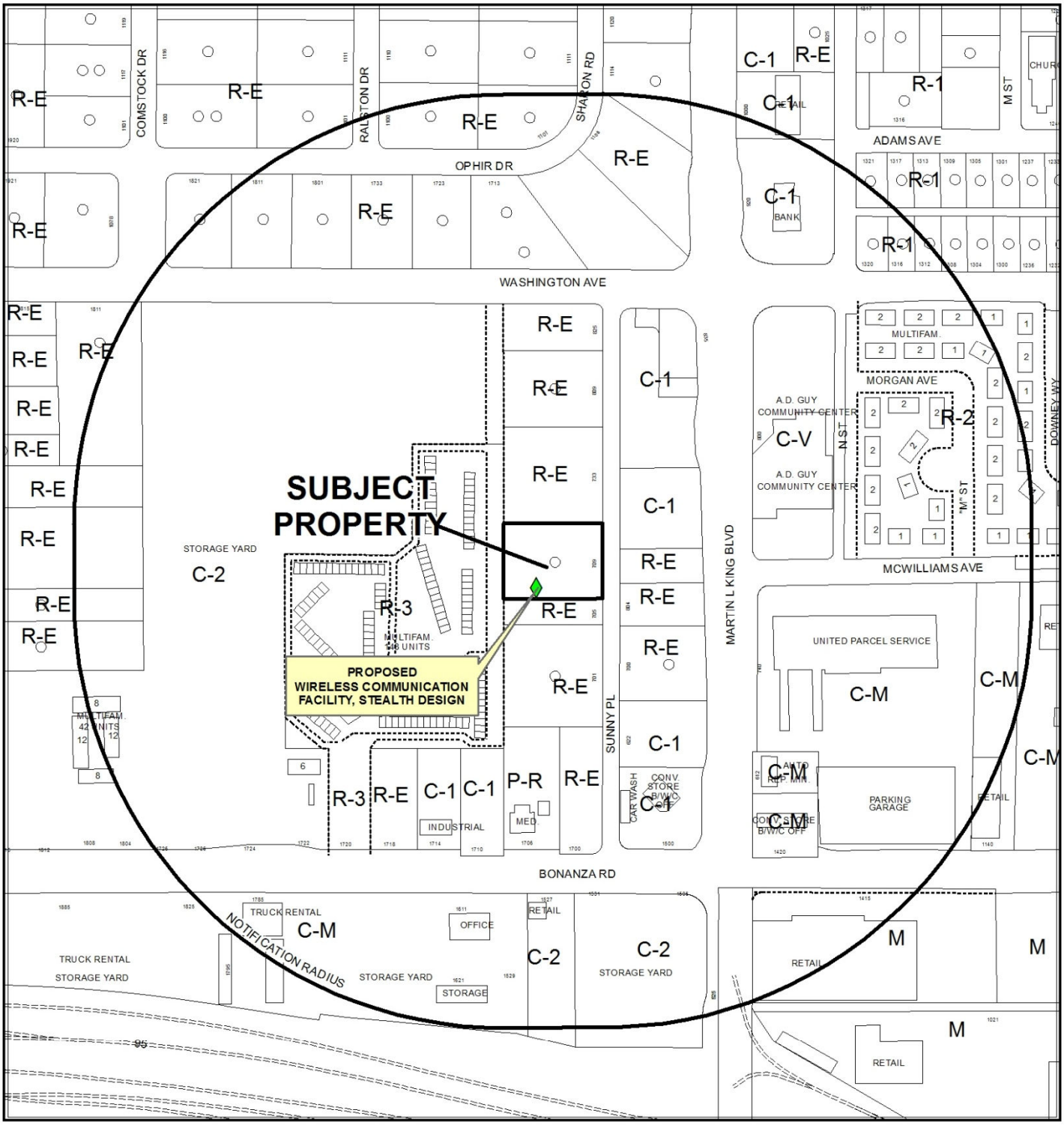
SUBJECT:
VAR-51354 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JACKSON MACON L - For possible action on a request for a Variance TO ALLOW AN 80-FOOT TALL STRUCTURE WHERE 35 FEET IS THE MAXIMUM ALLOWABLE HEIGHT AND TO ALLOW A 77-FOOT SETBACK WHERE A 240-FOOT RESIDENTIAL ADJACENCY SETBACK IS REQUIRED at 709 Sunny Place (APN 139-28-303-004), Ward 5 (Barlow) [PRJ-51173]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-51354 and SUP-51355
2. Conditions and Staff Report - VAR-51354 and SUP-51355
3. Supporting Documentation
4. Photos - VAR-51354 and SUP-51355
5. Justification Letter - VAR-51354 and SUP-51355



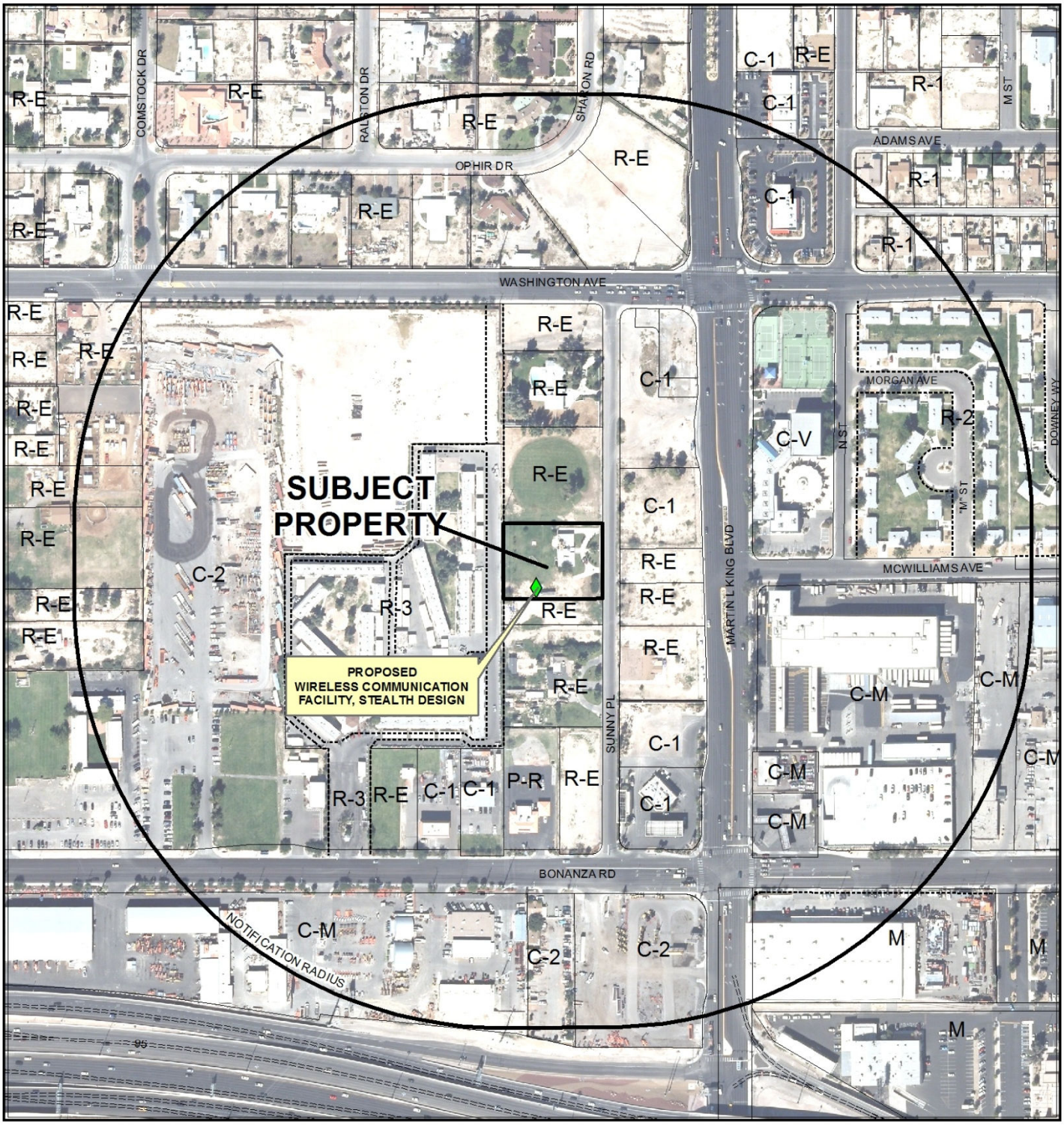
0 200 400 Feet

CASE: **VAR-51354 AND SUP-51355 (PRJ-51173)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



0 200 400 Feet

CASE: **VAR-51354 AND SUP-51355 (PRJ-51173)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-51354 APN: 139-28-303-004

Name of Property Owner: Macon Jackson

Name of Applicant: AT+T

Name of Representative: Cortel, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☑ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds

held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Macon L Jackson

Print Name: MACON L Jackson

Subscribed and sworn before me

This 3rd day of September, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
YRON KACHINSKY
Appt. No 99-59377-1
My Appt. Expires Oct. 17, 2015

PRJ-51173
09/23/13

DEPARTMENT OF PLANNING

Application/Petition For: SUP/Variance

Project Address (Location) 709 Sunny Place

Project Name CTS **Proposed Use**

Assessor's Parcel #(s) 139-28-303-004 **Ward #** 5

General Plan: existing _____ proposed _____ **Zoning:** existing R-E proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information 80' mono palm cell tower

PROPERTY OWNER Macon Jackson **Contact** _____

Address 709 Sunny Place **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address _____

APPLICANT AT+T **Contact** _____

Address 3763 Howard Hughes #200 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89169

E-mail Address _____

REPRESENTATIVE Cortel, LLC **Contact** Chris Dingell

Address 10427 Gunpowder Falls **Phone:** 526-2980 **Fax:** _____

City Las Vegas **State** NV **Zip** 89183

E-mail Address Chris.Dingell@cortell-llc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible fo inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchase (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below

* Macon L Jackson

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name MACON L JACKSON

Subscribed and sworn before me

this 3rd day of September, 20 13.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
YRON KACHINSKY
Appt. No. 99-59377-1
My Appt. Expires Oct 2, 2015

Case #	VAR-51354
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

PRJ-51173
09/23/13

WASHINGTON & HIGHLAND
SITE# L175
USID# 137849

709 SUNNY PLACE

LAS VEGAS, NV 89106

at&t

MONOPALM

ENGINEERING

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES.

- INTERNATIONAL BUILDING CODE 2009 W/STATE AMENDMENTS
- UNIFORM MECHANICAL CODE 2009
- UNIFORM PLUMBING CODE 2009
- NATIONAL ELECTRIC CODE 2008
- INTERNATIONAL FIRE CODE 2006
- LOCAL BUILDING CODE(S)
- CITY AND/OR COUNTY ORDINANCES

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE FOLLOWING:

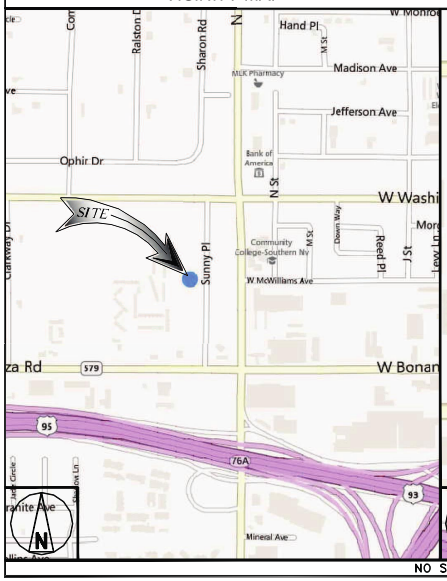
- NEW 80' MONOPALM TOWER
- NEW 11'-5"X28' AT&T SHELTER
- (6) NEW PANEL ANTENNAS ON (3) NEW SECTOR ARRAYS
- (12) NEW 700 MHZ RRH UNITS MOUNTED BEHIND ANTENNAS
- (2) NEW DC6 SURGE PROTECTORS COLLAR MOUNTED ON TOWER
- NEW CONDUIT FOR ELECTRICAL SERVICE FROM EXISTING ELECTRICAL VAULT
- NEW CONDUIT FOR FIBER SERVICE FROM EXISTING TELCO VAULT
- NEW 8' WIDE UTILITY ROUTE
- NEW 12' WIDE ACCESS ROUTE
- NEW 28'X47'-4, 8' CMU WALL COMPOUND

PRJ-51173
09/13

SITE INFORMATION

PROPERTY OWNER:	MACOY JACKSON 709 SUNNY PLACE LAS VEGAS, NV 89106
TOWER OWNER:	AT&T TOWERS 10550 W. CHARLESTON STE B LAS VEGAS, NV 89135
SITE CONTACT:	BLACK & VEATCH 6 SUNSET WAY #108 HENDERSON, NV 89104 CONTACT: EDGARDO ORTIZ CONTACT NUMBER: (913) 458-2000
COUNTY:	CLARK COUNTY
LATITUDE (NAD 83):	36° 1' 44.7744" 36.179104°
LONGITUDE (NAD 83):	-115° 9' 43.7868" -115.162163°
ZONING JURISDICTION:	CITY OF LAS VEGAS
ZONING DISTRICT:	RESIDENTIAL ESTATES DISTRICT (R-E)
PARCEL #:	139-08-303-004
OCCUPANCY GROUP:	S-2
CONSTRUCTION TYPE:	V-B
POWER COMPANY:	NV ENERGY CONTACT NUMBER: (800) 331-3103
SITE ACQUISITION MANAGER:	BLACK & VEATCH 6 SUNSET WAY, SUITE B108 HENDERSON, NV 89104
SITE ACQUISITION CONTACT:	DAN DAVIS CONTACT NUMBER: (702) 501-4111
CONSTRUCTION MANAGER:	JON VANDERZEE CONTACT NUMBER: (702) 241-6091
PROJECT MANAGER:	EDGARDO ORTIZ CONTACT NUMBER: (913) 458-2000
RF ENGINEER:	BRIAN CRISS CONTACT NUMBER: (702) 692-1013

VICINITY MAP



LOCAL MAP



NO SCALE

CONTACT INFORMATION

PROPERTY OWNER:	BLACK AND VEATCH CORP. 6 SUNSET WAY, SUITE B108 HENDERSON, NV 89104
CONTACT:	EDGARDO ORTIZ
PHONE:	(913) 458-2000

DRIVING DIRECTIONS FROM LAS VEGAS OFFICE

FROM AT&T OFFICE 10550 W. CHARLESTON, STE B. HEAD WEST ON W CHARLESTON BLVD. TURN RIGHT TO MERGE ONTO CLARK COUNTY 215 N. TAKE EXIT 28 FOR SUMMERLIN PARKWAY TOWARD ANASAZI DRIVE. KEEP RIGHT AT THE FORK AND MERGE ONTO SUMMERLIN PKWY. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR US-95 S AND MERGE ONTO US-95 S TAKE EXIT 76B FOR I-15 S TOWARD LOS ANGELES/MARTIN L KING TAKE EXIT 76C TOWARD MARTIN LUTHER KING. TURN LEFT ONTO N MARTIN L KING BLVD. TURN LEFT ONTO W BONANZA RD 295 FT TAKE THE 2ND RIGHT ONTO SUNNY PL. DESTINATION WILL BE ON THE RIGHT. 816 SUNNY PL, LAS VEGAS, NV 89106

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR SITE MODIFICATIONS.

AT&T COMPLIANCE: _____ DATE: _____

AT&T RF ENGINEER: _____ DATE: _____

AT&T OPERATIONS: _____ DATE: _____

AT&T PM: _____ DATE: _____

B&V CONSTRUCTION: _____ DATE: _____

B&V SITE ACQ: _____ DATE: _____

SITE OWNER: _____ DATE: _____

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET & PROJECT DATA
LS-1	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED PROPOSED SITE & ANTENNA PLAN
A-3	TOWER ELEVATIONS

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

811 Know what's below. Call before you dig.

NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

at&t
10550 WEST CHARLESTON BLVD, STE B
LAS VEGAS, NV 89135

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 PRATUM AVENUE
HOFFMAN ESTATES, IL 60192
PH (847) 931-7999 FAX (847) 931-7444
www.wtcdg.com

COPYRIGHT © 2013 WT COMMUNICATION DESIGN GROUP, LLC.

PROJECT NO:	T132338
DRAWN BY:	BJB
CHECKED BY:	RJG

REV	DATE	DESCRIPTION
B	09/11/13	100% ZONING DRAWINGS
A	08/29/13	ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

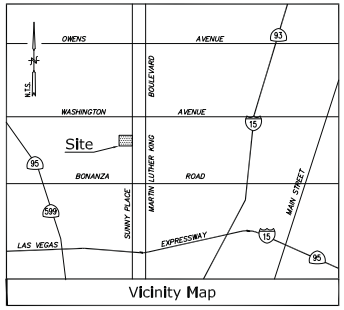
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

L175
WASHINGTON & HIGHLAND
709 SUNNY PLACE
LAS VEGAS, NV 89106

SHEET TITLE
TITLE SHEET & PROJECT DATA

SHEET NUMBER
T-1

VAR-51354
SUP-51355



Title Report

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.

PREPARED BY:
ORDER NO.:
DATED:

Legal Description

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PRJ-51173
09/23/13

Assessor's Parcel No.

139-28-303-004

Easements

NOT AVAILABLE

Access Easement/Lease Area

TO BE DETERMINED

Geographic Coordinates

TO BE DETERMINED

1983 DATUM: LATITUDE XX° XX' XX.XX"N LONGITUDE XXX° XX' XX.XX"W
ELEVATION = XXX.X FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("), TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), NEVADA EAST.

Bench Mark

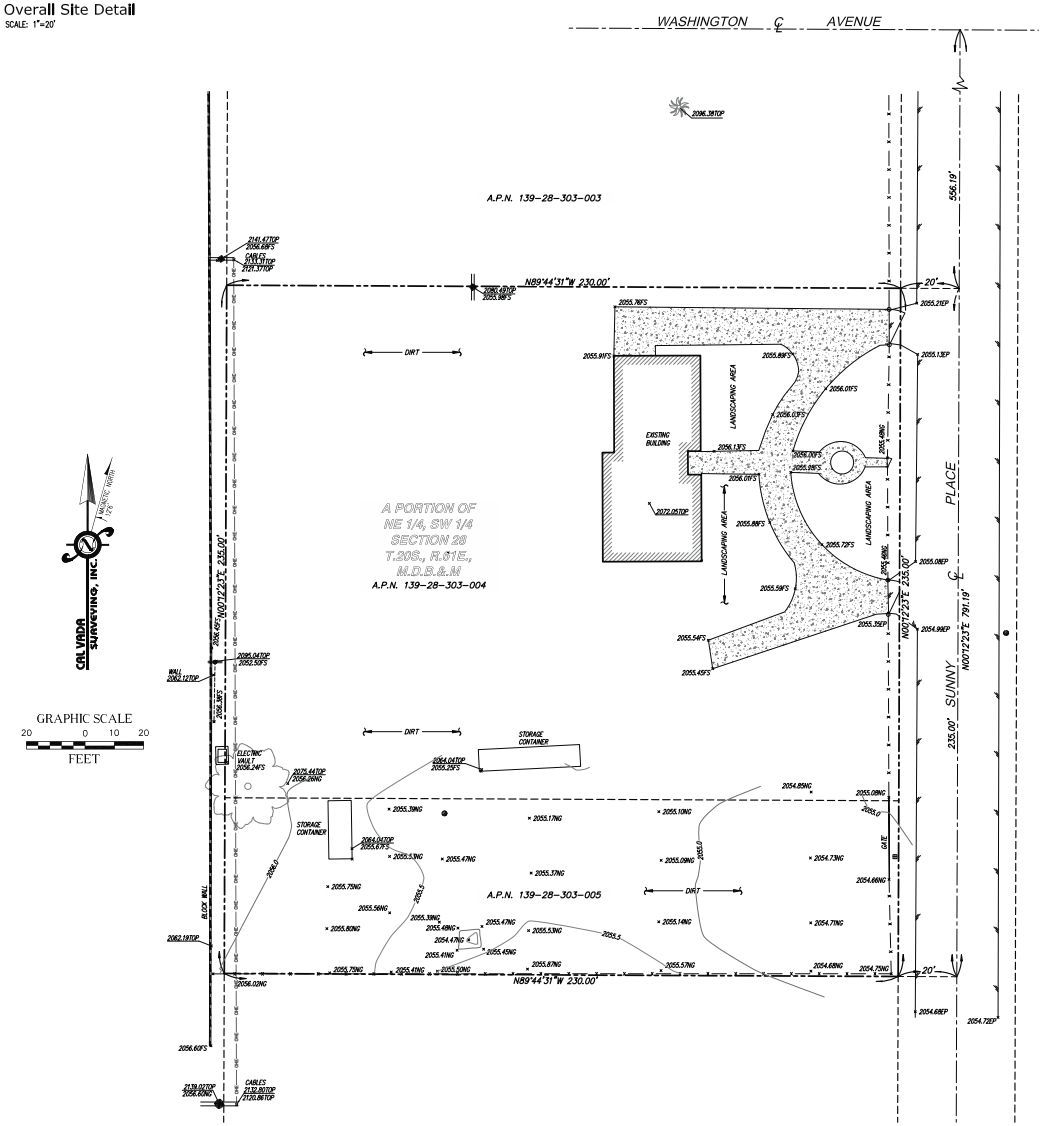
THE NATIONAL GEODETIC SURVEY C.O.R.S "NVCA", ELEVATION = 2211.55 FEET (NAVD 88).

Date of Survey

AUGUST 10, 2013.

Overall Site Detail

SCALE: 1"=20'



Legend

FS	FINISH SURFACE
NG	NATURAL GROUND
	POWER POLE
	RETAINING/BLOCK WALL
	SURVEY CONTROL POINT
	CONCRETE PAVEMENT
	EDGE OF PAVEMENT
	TREE
TC	TOP OF CURB
	PROPERTY LINE
	CHAIN LINK FENCE
	LIGHT
	WATER VALVE
TOP	TOP OF STRUCTURE
EP	EDGE OF PAVEMENT
TP	TOP OF POLE
FDC	FIRE HYDRANT/FIRE
OT	OVERHANG TOP
R	ROOF

at&t
10550 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89135

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO:	
DRAWN BY:	HP
CHECKED BY:	RG

REV	DATE	DESCRIPTION
	8/14/13	SUBMITTAL

CAL VADA SURVEYING, INC.
JOB NO. 13587

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

L175
"WASHINGTON & HIGHLAND"
709 SUNNY PLACE
LAS VEGAS, NV
CLARK COUNTY

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-1

VAR-51354
SUP-51355

ABBREVIATIONS

A/C	AIR CONDITIONING	LBS	POUNDS
AGL	ABOVE GRADE LEVEL		
APPROX	APPROXIMATELY	MAX	MAXIMUM
		MECH	MECHANICAL
BLDG	BUILDING	MTL	METAL
BLK	BLOCKING	MFR	MANUFACTURER
		MGR	MANAGER
CLG	CEILING	MIN	MINIMUM
CLR	CLEAR	MISC	MISCELLANEOUS
CONC	CONCRETE		
CONST	CONSTRUCTION	NA	NOT APPLICABLE
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
DBL	DOUBLE		
DIA	DIAMETER	OC	ON CENTER
DIAG	DIAGONAL	OD	OUTSIDE DIAMETER
DN	DOWN	PLYWD	PLYWOOD
DET	DETAIL	PROJ	PROJECT
DWG	DRAWING	PROP	PROPERTY
		PT	PRESSURE TREATED
EA	EACH		
ELEV	ELEVATION	REQ	REQUIRED
ELEC	ELECTRICAL	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
EQUIP	EQUIPMENT	RRH	RADIO REMOTE HEAD
EXT	EXTERIOR		
		SHT	SHEET
FIN	FINISH	SIM	SIMILAR
FLUOR	FLUORESCENT	SPEC	SPECIFICATION
FLR	FLOOR	SF	SQUARE FOOT
FT	FOOT	SS	STAINLESS STEEL
		STL	STEEL
GA	GAUGE	STRUCT	STRUCTURAL
GALV	GALVANIZED	STD	STUD
GC	GENERAL CONTRACTOR	SUSP	SUSPENDED
GRND	GROUND		
GYP BD	GYPSUM WALL BOARD	THRU	THROUGH
		TMA	TOWER MOUNT AMPLIFIER
HORZ	HORIZONTAL	TNPL	TINNERMAN
HR	HOUR	TYP	TYPICAL
HT	HEIGHT		
HVAC	HEATING VENTILATION AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE
		VERT	VERTICAL
		VIF	VERIFY IN FIELD
ID	INSIDE DIAMETER		
IN	INCH	W/	WITH
INFO	INFORMATION	W/O	WITHOUT
INSUL	INSULATION	WP	WATER PROOF
INT	INTERIOR		
IBC	INTERNATIONAL BUILDING CODE		

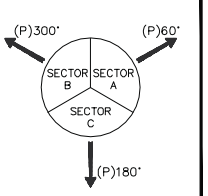
LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- OHP — OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- G — BURIED GAS LINE
- OHT — OVERHEAD TELEPHONE LINE
- T — BURIED TELEPHONE LINE
- W — W — BURIED WATER LINE
- SS — BURIED SANITARY SEWER
- SD — BURIED STORM DRAIN
- VEGETATION LINE
- x — x — x — x — CHAIN LINK FENCE
- WOOD FENCE

- TRANSFORMER
- LIGHT STANDARD
- POWER VAULT
- UTILITY BOX
- UTILITY POLE
- POLE GUY WIRE
- GAS VALVE
- GAS METER
- TELEPHONE VAULT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SIGN
- BOLLARD
- MAIL BOX
- 234.21 SPOT ELEVATION

PRJ51173
09/13/13

PROPOSED AZIMUTHS



NOTE:
REFERENCE SURVEY BY CALVADA, DATED 8/14/13 FOR ALL PROPERTY LINE AND EXISTING EASEMENT INFORMATION.

A.P.N. 139-28-311-000 LIMITED MULTIPLE DISTRICT (R-E)
A.P.N. 139-28-303-003 RESIDENT ESTATES DISTRICT (R-E)
A.P.N. 139-28-303-004 RESIDENT ESTATES DISTRICT (R-E)
A.P.N. 139-28-303-005 RESIDENCE ESTATE DISTRICT (R-E)
A.P.N. 139-28-303-006 RESIDENCE ESTATE DISTRICT (R-E)
A.P.N. 139-28-312-001 LIMITED COMMERCIAL DISTRICT (C-1)
A.P.N. 139-28-312-004 LIMITED COMMERCIAL DISTRICT (C-1)
A.P.N. 139-28-312-003 LIMITED COMMERCIAL DISTRICT (C-1)
A.P.N. 139-28-304-001 LIMITED COMMERCIAL DISTRICT (C-1)
A.P.N. 139-28-304-002 LIMITED COMMERCIAL DISTRICT (C-1)
A.P.N. 139-28-304-003 RESIDENT ESTATES DISTRICT (R-E)

EXISTING UTILITY POLE TO BE UTILIZED FOR FIBER SOURCE.VERIFY WITH LOCAL UTILITY COMPANY
(E) BUILDING
(E) OVERHEAD POWER LINE (TYP)
EXISTING UTILITY POLE TO BE UTILIZED FOR FIBER SOURCE.VERIFY WITH LOCAL UTILITY COMPANY
EXISTING TREE TO REMAIN (TYP)
EXISTING ELECTRICAL VAULT TO BE UTILIZED FOR POWER SOURCE.VERIFY WITH LOCAL UTILITY COMPANY
(E) BLOCK WALL
NEW UNDERGROUND CONDUITS FOR ELECTRICAL AND FIBER SERVICE
154'-4"
(N) 1330sq.ft. AT&T EQUIPMENT LEASE AREA. SEE SHEETS A-2 & A-3
(E) STORAGE CONTAINER TO BE RELOCATED
173'-9"
53'-7"
NEW 12'-0" ACCESS ROUTE
NEW 8'-0" UTILITY ROUTE
17'-11"
1'-0"
(E) STORAGE CONTAINER TO REMAIN
(E) CHAIN LINK FENCE
EXISTING LANDSCAPE AREA
NEW 6' CHAIN LINK ACCESS GATE (TYP. OF 2)
EXISTING TREE TO REMAIN
PROPERTY LINE
SUNNY PLACE

PROPERTY SETBACK	DISTANCE (FT) FROM COMPOUND	DISTANCE (FT) FROM FACE OF TOWER
NORTH	±146'-0"	±154'-4"
SOUTH	±1'-0"	±17'-11"
EAST	±137'-3"	±173'-9"
WEST	±50'-0"	±53'-7"

NORTH

OVERALL SITE PLAN

SCALE: 1"=30'

A

at&t
10550 WEST CHARLESTON BLVD, STE B
LAS VEGAS, NV 89135

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 PRATUM AVENUE
Hoffman Estates, Illinois 60192
PH (847) 931-1285 FAX (815) 301-3444
www.wtgroup.com

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PROJECT NO:	T132338
DRAWN BY:	BJB
CHECKED BY:	RJG

REV	DATE	DESCRIPTION
B	09/11/13	100% ZONING DRAWINGS
A	08/29/13	ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

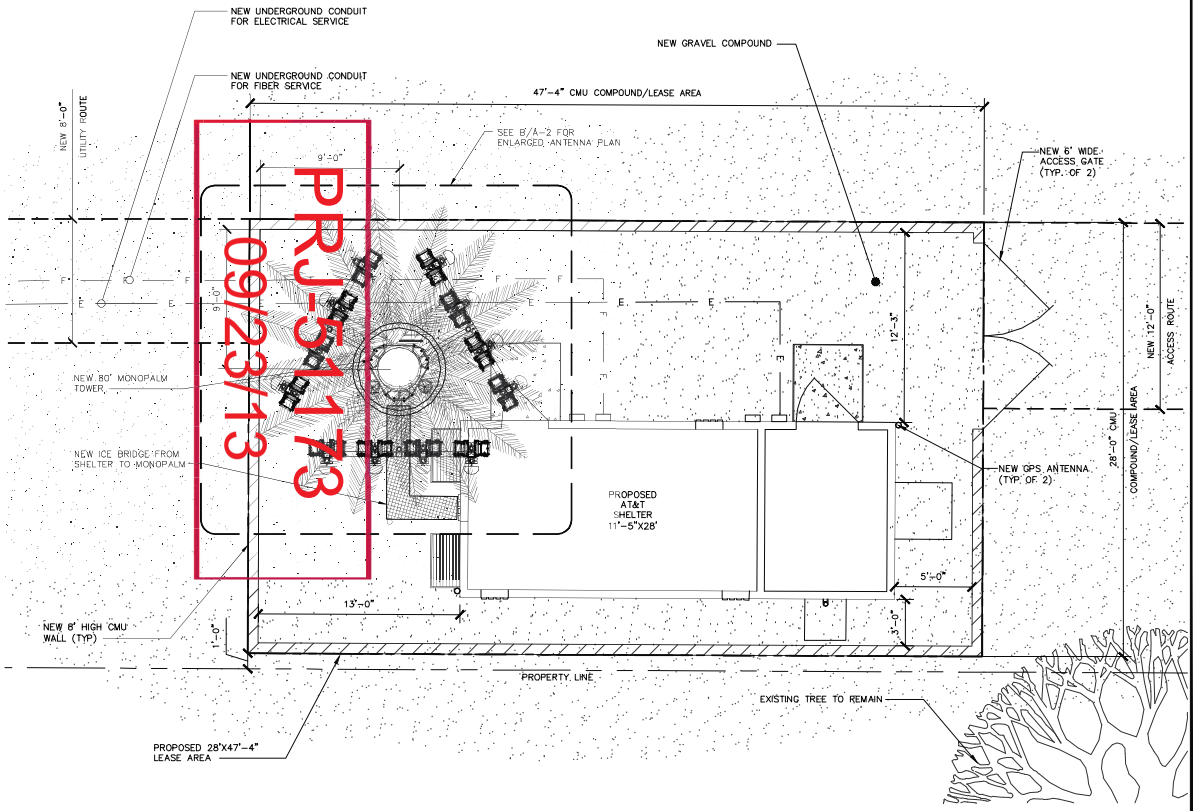
L175
WASHINGTON & HIGHLAND
709 SUNNY PLACE
LAS VEGAS, NV 89106

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

VAR-51354
SUP-51355

NOTE:
REFERENCE SURVEY BY CALVADA, DATED 8/14/13 FOR ALL PROPERTY LINE AND EXISTING EASEMENT INFORMATION.

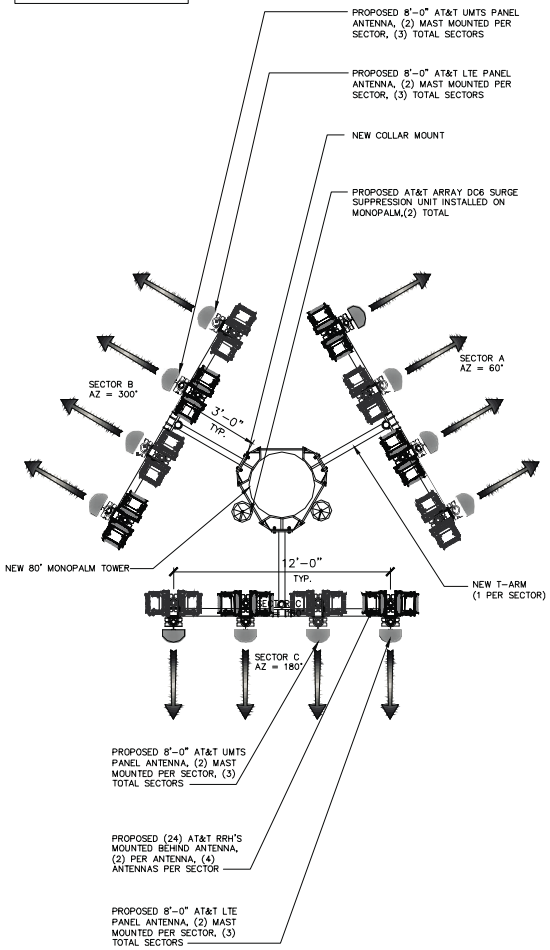


ENLARGED PROPOSED SITE PLAN | SCALE: 1/4"=1' | A

NOTE:
CONTRACTOR TO PAINT ANTENNAS, CABLES, & ALL MOUNTING HARDWARE TO MATCH PALM FRONDS

ALL CABLES TO BE ROUTED ON THE INTERIOR OF MONOPALM TOWER

MONOPALM FRONDS REMOVED FOR CLARITY



PROPOSED ANTENNA PLAN | SCALE: 3/8"=1' | B

at&t
10550 WEST CHARLESTON BLVD, STE B
LAS VEGAS, NV 89135

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE

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PROJECT NO:	T132338
DRAWN BY:	BJB
CHECKED BY:	RJG

REV	DATE	DESCRIPTION
B	09/11/13	100% ZONING DRAWINGS
A	08/29/13	ZONING DRAWINGS

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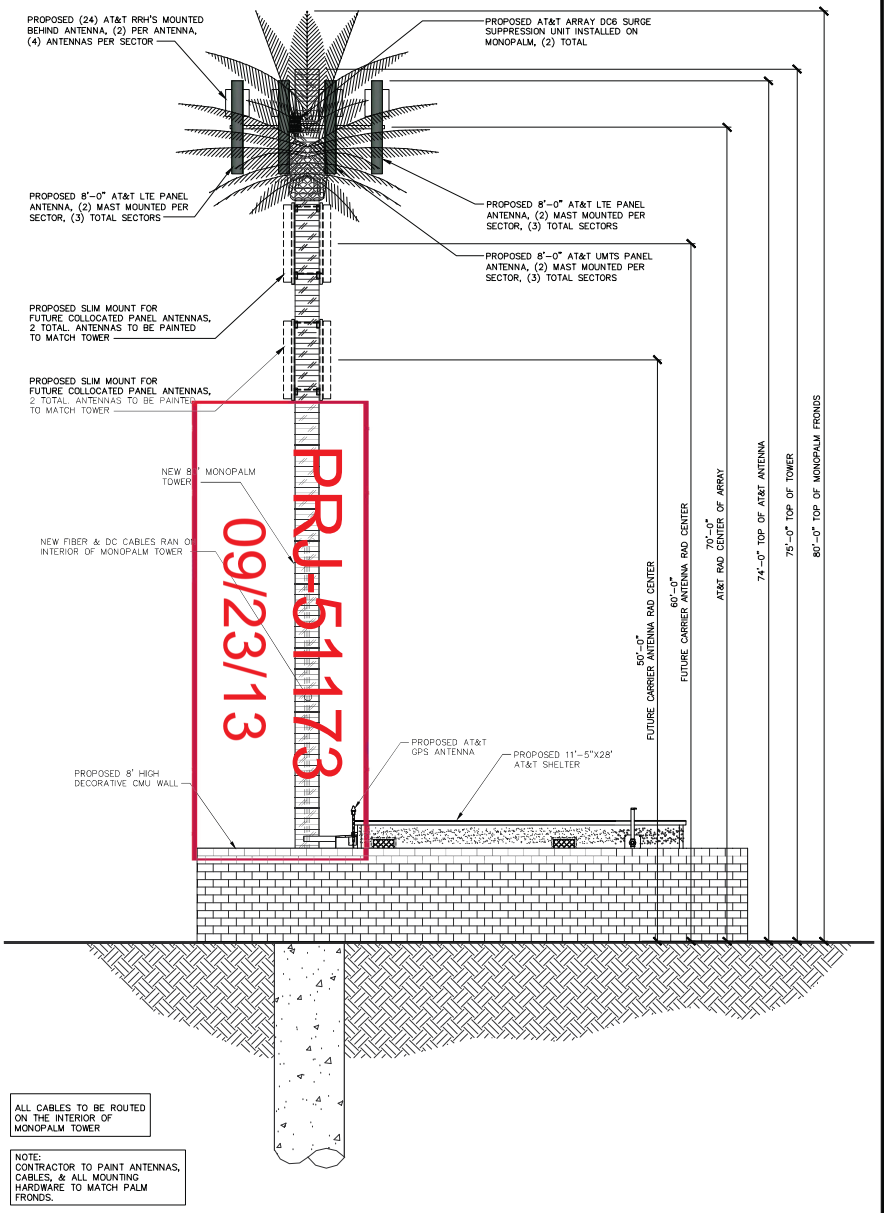
L175
WASHINGTON & HIGHLAND
709 SUNNY PLACE
LAS VEGAS, NV 89106

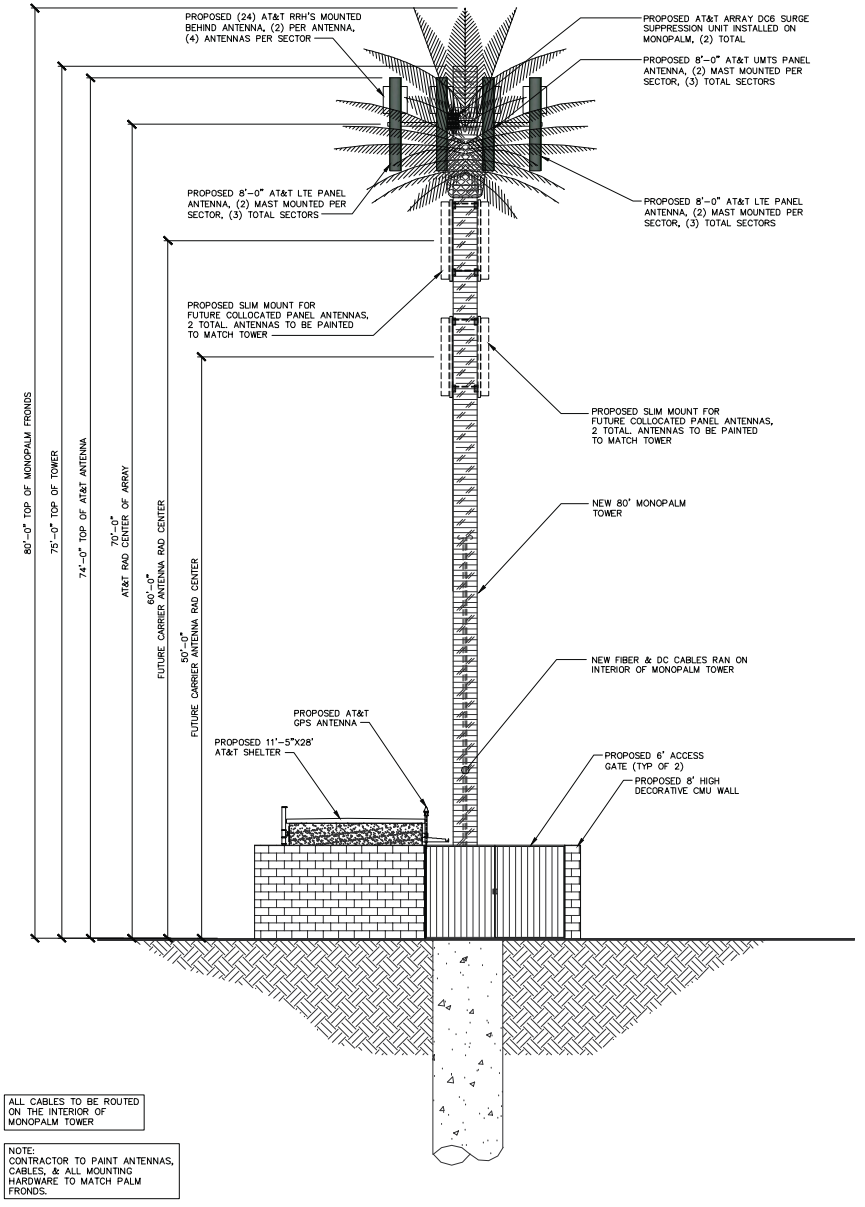
SHEET TITLE
ENLARGED PROPOSED SITE & ANTENNA PLAN

SHEET NUMBER
A-2

VAR-51354
SUP-51355



PROPOSED SOUTH ELEVATION | SCALE: 3/16"=1' | A



PROPOSED EAST ELEVATION | SCALE: 3/16"=1' | B

at&t
10550 WEST CHARLESTON BLVD, STE B
LAS VEGAS, NV 89135

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 PRATUM AVENUE
HOFFMAN ESTATES, ILLINOIS 60192
PH: (224) 521-7277 FAX: (815) 921-3444
www.wtdesigngroup.com
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PROJECT NO:	T132338
DRAWN BY:	BJB
CHECKED BY:	RJG

REV	DATE	DESCRIPTION
B	09/11/13	100% ZONING DRAWINGS
A	08/29/13	ZONING DRAWINGS

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L175
WASHINGTON & HIGHLAND
709 SUNNY PLACE
LAS VEGAS, NV 89106

SHEET TITLE
PROPOSED ELEVATION

SHEET NUMBER
A-3

VAR-51354
SUP-51355

Cortel
10427 Gunpowder Falls St.
Las Vegas, NV 89183
(702) 526-2980

September 16, 2013

Mike Howe
City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Dear Mike:

On behalf of AT&T, I am submitting for special use permit and variances for a stealth monopalm cell tower at 709 Sunny Place (APN 139-28-303-004). 709 Sunny Place is zoned R-E (Residence Estates). The requested variances are for residential adjacency and to exceed the base height of the R-E zoning district.

AT&T is proposing to locate an 80' monoplam and associated ground equipment is the southwest corner of the parcel. The tower is designed for future co-locations.

The tower will be located approximately 154'-4" from the west property line, 17'-11" from the south property line and 53' 7" from the west property line where 180' is required. It is also proposed to be 80' in height and the R-E zoning district permits structures to be 35'.

AT&T is proposing to locate the tower on this parcel to provide cellular and wireless services to the immediate area. It is impossible to provide this utility service to the area without locating a tower in the area. There are existing 100' electric transmission lines that run north/south on the western property line and the proposed tower will have less of an impact on the area than those existing power lines.

Should any further information be required, please feel free to contact me.

Sincerely,

Chris Dingell

Chris Dingell
Cortel, LLC

PRJ-51173
09/23/13
VAR-51354
SUP-51355

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-51355 - SPECIAL USE PERMIT REVIEW RELATED TO VAR-51354 - APPLICANT/OWNER: JACKSON MACON L - For possible action on a request for a Special Use Permit FOR A PROPOSED WIRELESS COMMUNITCATION FACILITY, STEALTH DESIGN WITH A WAIVER TO ALLOW SUCH USE ON RESIDENTIAL PROPERTY at 709 Sunny Place (APN 139-28-303-004), Ward 5 (Barlow) [PRJ-51173]. Staff recommends DENIAL.

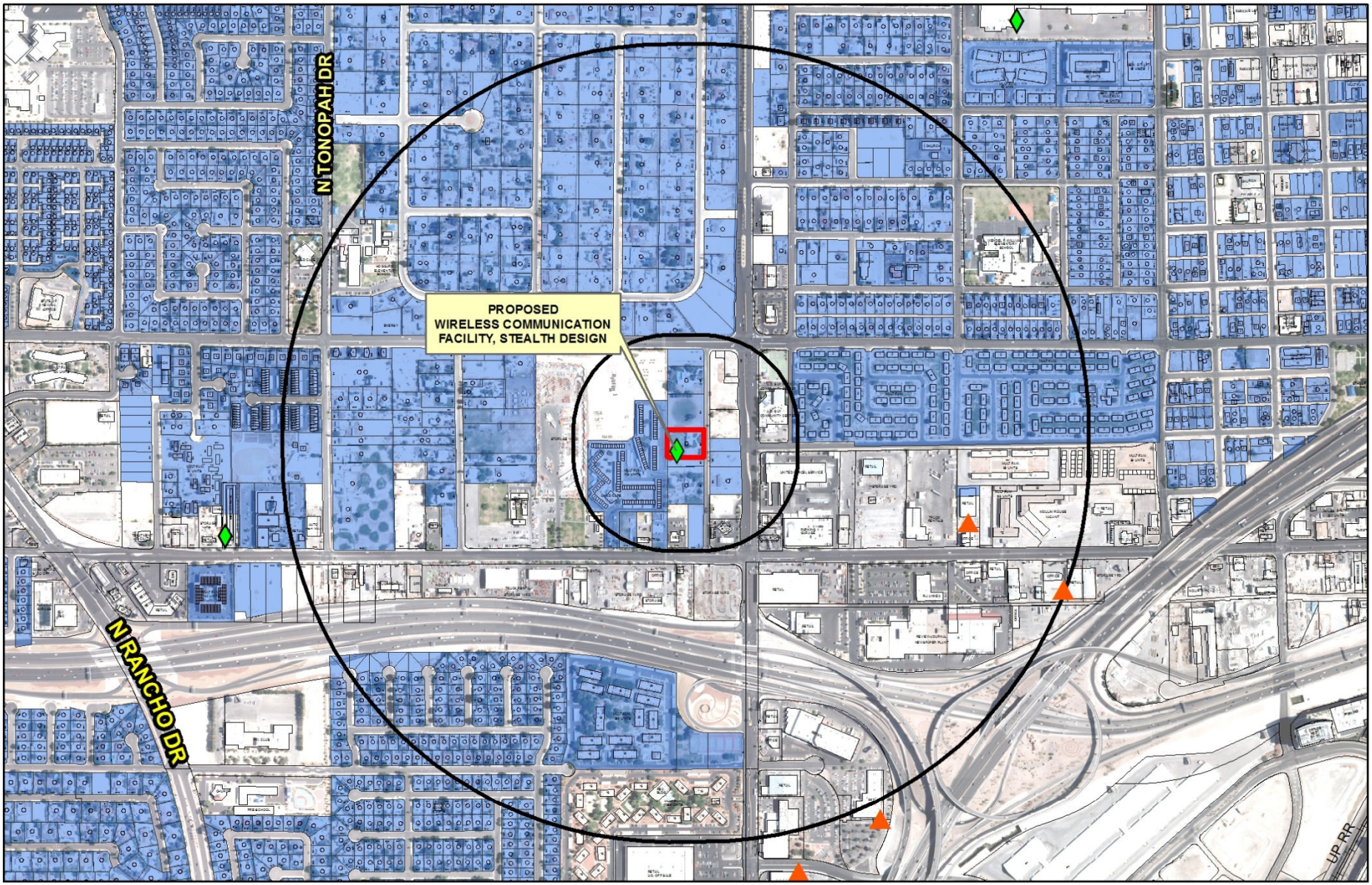
MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



SUP-51355 (PRJ-51173)

Wireless Facility

Wireless Facility Locations

- Non-Stealth
- Stealth

Protected Uses

- Residential Property
- Subject Property
- 600ft & 1/2 mile Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, October 02, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-51355 APN: 139-28-303-004

Name of Property Owner: Macon Jackson

Name of Applicant: AT+T

Name of Representative: Cortel, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☑ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds

held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Macon L Jackson

Print Name: MACON L Jackson

Subscribed and sworn before me

This 3rd day of September, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
YRON KACHINSKY
Appt. No 99-59377-1
My Appt. Expires Oct. 17, 2015

PRJ-51173
09/23/13

DEPARTMENT OF PLANNING

Application/Petition For: SUP/Variance

Project Address (Location) 709 Sunny Place

Project Name CTS **Proposed Use**

Assessor's Parcel #(s) 139-28-303-004 **Ward #** 5

General Plan: existing _____ proposed _____ **Zoning:** existing R-E proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information 80' mono palm cell tower

PROPERTY OWNER Macon Jackson **Contact** _____

Address ~~709~~ Sunny Place **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

APPLICANT AT+T **Contact** _____

Address 3763 Howard Hughes #200 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89169

E-mail Address _____

REPRESENTATIVE Cortel, LLC **Contact** Chris Dingell

Address 10427 Gunpowder Falls **Phone:** 526-2980 **Fax:** _____

City Las Vegas **State** NV **Zip** 89183

E-mail Address Chris.Dingell@cortell-llc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible fo inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchase (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

* Macon L Jackson
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name MACON L JACKSON

Subscribed and sworn before me

this 3rd day of September, 20 13.

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF NEVADA County of Clark YRON KACHINSKY Appt. No. 99-59377-1 My Appt. Expires Oct 4, 2015

Case #	SUP-51355
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-51173
09/23/13

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

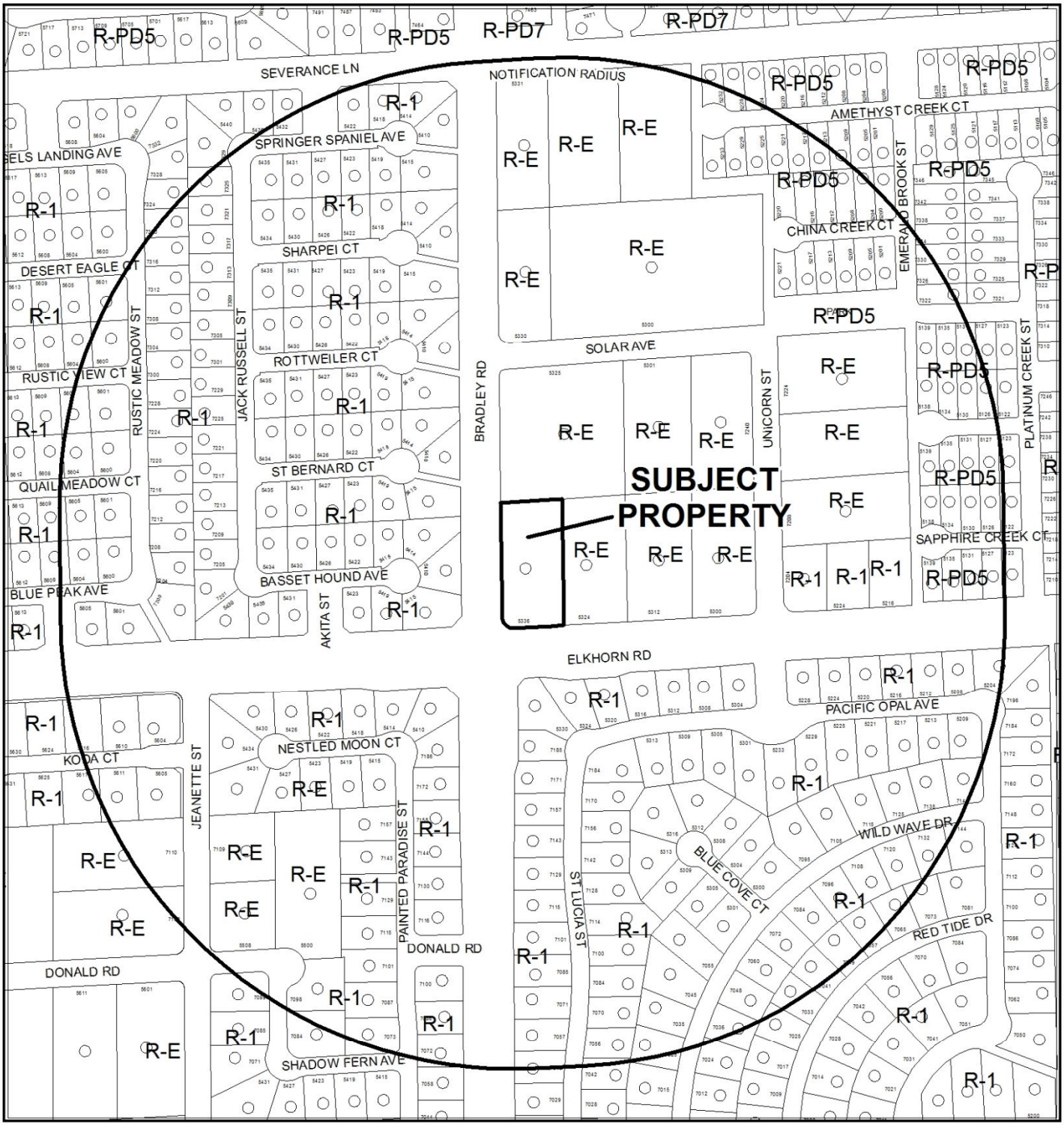
SUBJECT:
VAR-51356 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BC INVESTMENT TRUST - For possible action on a request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 30 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED PORTECOCHERE at 5336 Elkhorn Road (APN 125-13-802-004), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-51250].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-51356 and SUP-51362
2. Conditions and Staff Report - VAR-51356 and SUP-51362
3. Supporting Documentation
4. Photos - VAR-51356 and SUP-51362
5. Justification Letter - VAR-51356 and SUP-51362



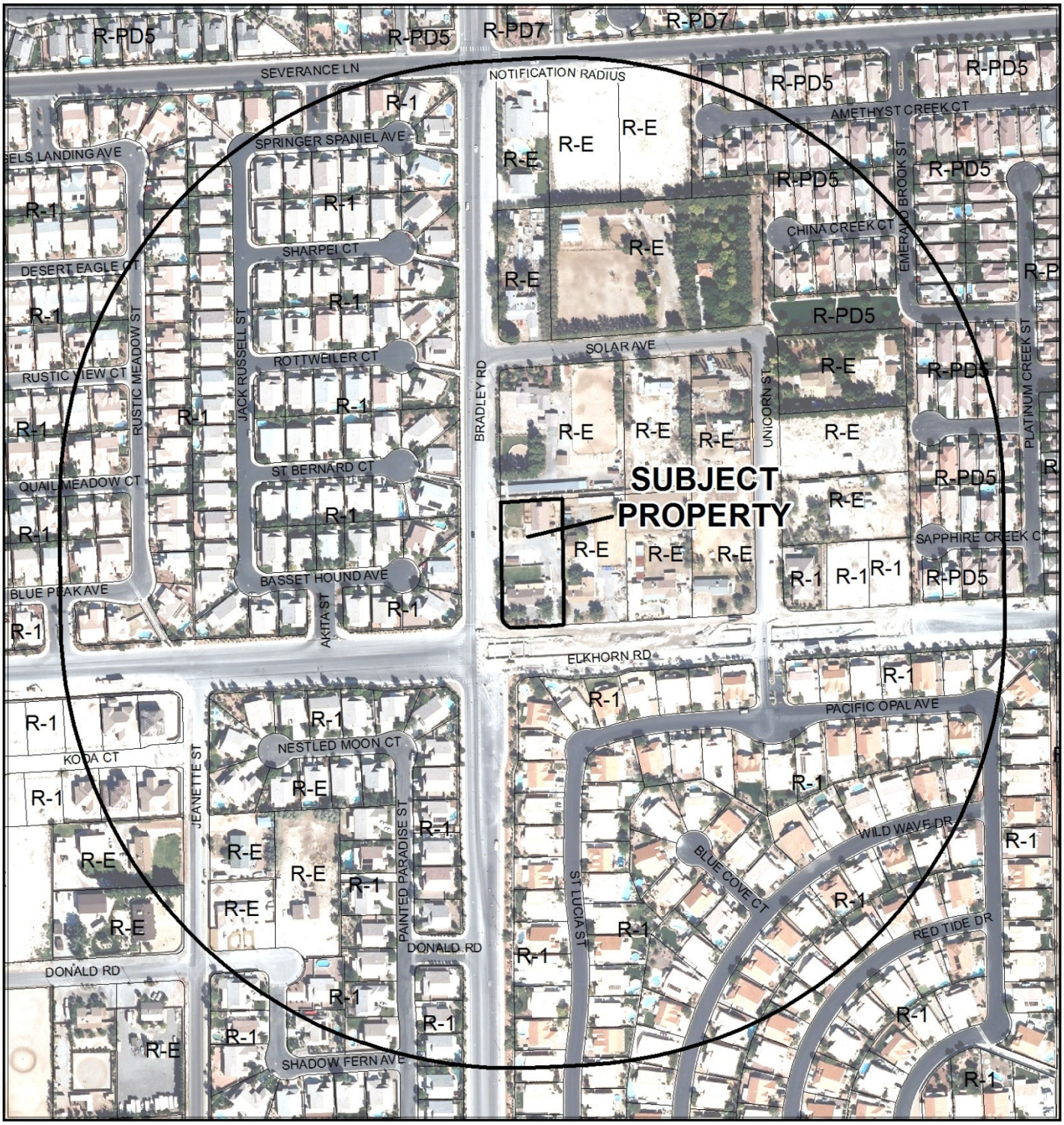
CASE: **VAR-51356 AND SUP-51362 (PRJ-51250)**

0 200 400 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



CASE: **VAR-51356 AND SUP-51362 (PRJ-51250)**

0 200 400 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-51356

Case Number: PRJ-51250 APN: 125-13-802-004

Name of Property Owner: BRENT CONRAD

Name of Applicant: BRENT CONRAD

Name of Representative: BRENT CONRAD

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: BRENT CONRAD

Subscribed and sworn before me

This 19th day of September, 2013

Sandra Bandle

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SANDRA BANDLE
My Appointment Expires
March 14, 2015
No: 99-23756-1

PRJ-51250
09/23/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT / VARIANCE

Project Address (Location) 5336 ELKHORN ROAD

Project Name CONRAD RESIDENCE ADDITIONS **Proposed Use** SFR

Assessor's Parcel #(s) 125-13-802-004 **Ward #** 6 - Ross

General Plan: existing _____ proposed _____ **Zoning:** existing R-E proposed R-E

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres .99 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER BC INVESTMENT TRUST **Contact** BRENT CONRAD

Address 5336 ELKHORN ROAD **Phone:** (702) 379-3060 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89131

E-mail Address werdcobcinc@gmail.com

APPLICANT same as property owner **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name BRENT CONRAD

Subscribed and sworn before me

This 19th day of September, 20 13.

Sandra Bandle

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SANDRA BANDLE
My Appointment Expires
March 14, 2015
No: 99-23756-1

Revised 10/27/08

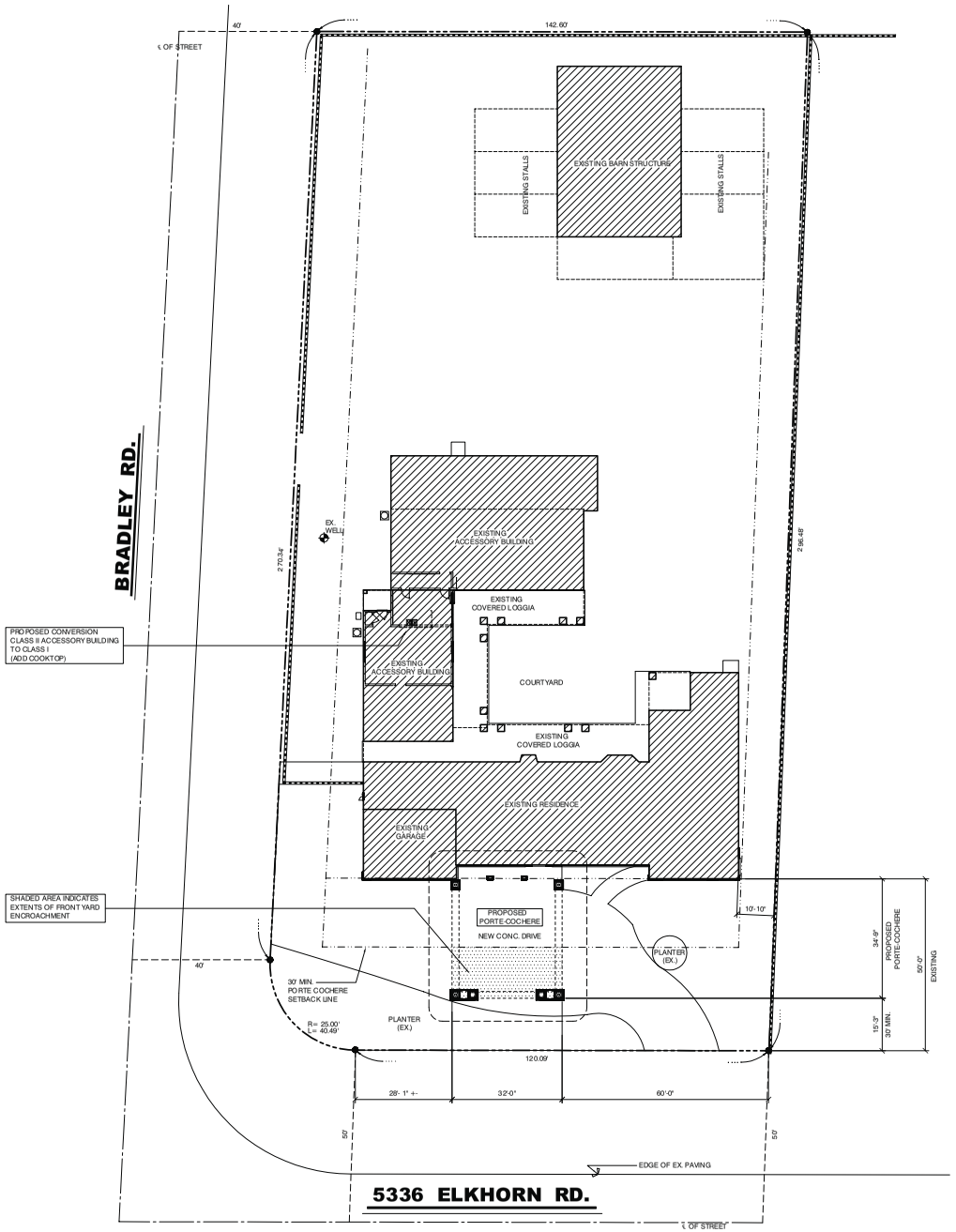
FOR DEPARTMENT USE ONLY

Case #	VAR-51356
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-51250
09/23/13

f:\depot\Application Packet\Application Form.pdf



SITE NOTES

1. SEE GRADING PLAN FOR LOT DRAINAGE INFORMATION.
2. SEE GRADING PLAN FOR FINISH FLOOR ELEVATION INFORMATION.

LEGAL DESCRIPTION

BEING LOT 78 OF RECORD OF SURVEY
FILE 52, PAGE 70, OFFICIAL RECORDS
CLARK COUNTY, NEVADA.

A.P.N.

APN 125-13-802-004

STREET ADDRESS

5336 ELKHORN ROAD

SITE INFORMATION

EXISTING ZONING _____ RURAL ESTATES (R-E)
LOT AREA: _____ 42651 S.F. (+/-)

NORTH

0 10 20 40 60

SITE PLAN

SCALE: 1/16" = 1'-0"

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PRJ-51250
09/23/13

JEFF GROVER DESIGN
RESIDENTIAL DESIGN AND PLANNING
7155 S. Polaris Ave. Las Vegas, NV 89118
P: 702.364.0306
F: 702.364.0308
JEFFGROVERDESIGN.COM

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PROJECT NAME

Facade Renovation and Porte-Cochere Addition

BRENT and PATTY CONRAD

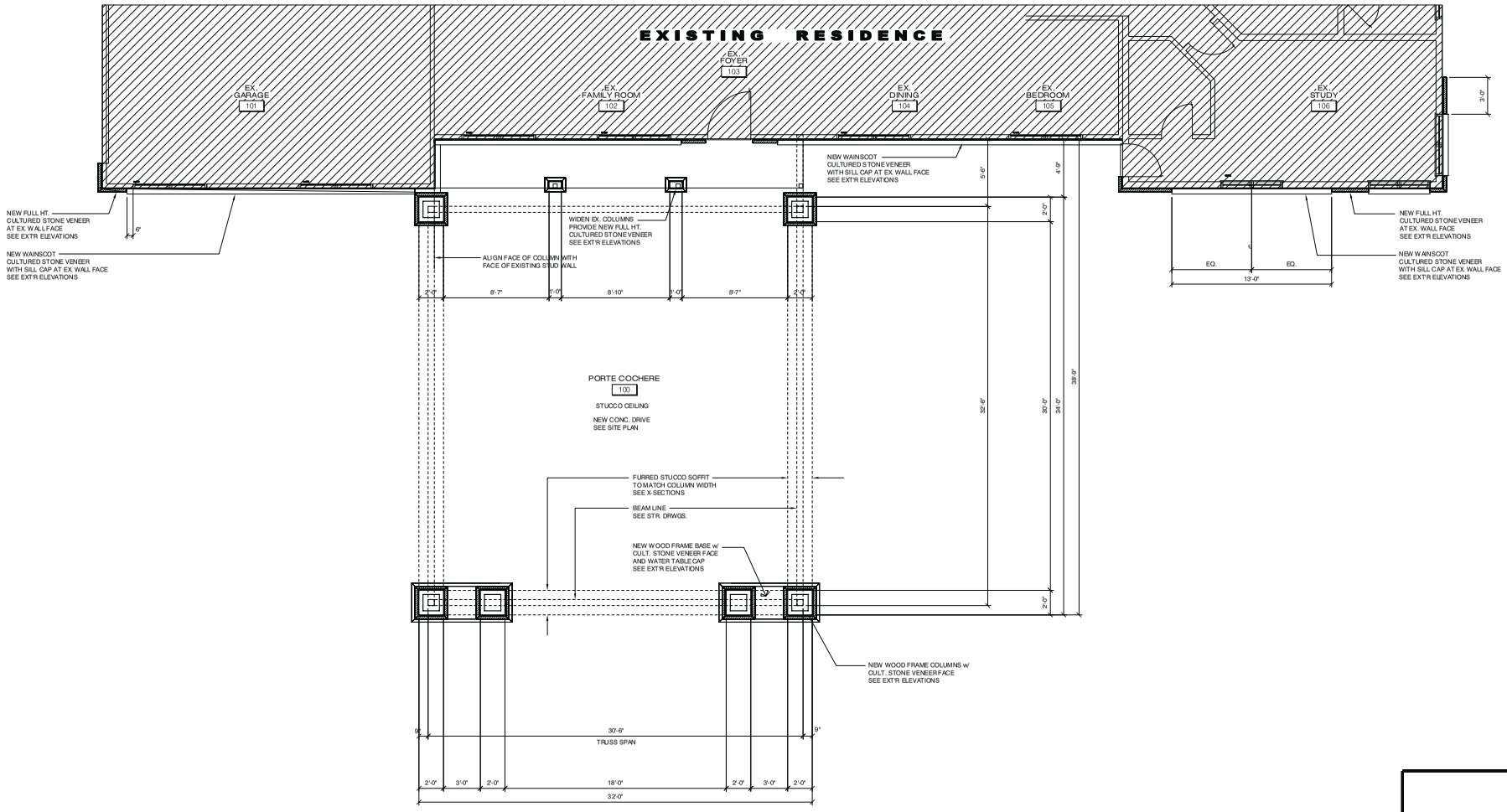
5336 Elkhorn Road, Las Vegas, NV 89131

PROJECT NUMBER	13.4327
DRAWN/CHECKED	JG
DATE	09/23/2013
REVISION DATE	

SHEET NAME
SITE PLAN

SHEET NUMBER
A1.00

VAR-51356 SUP-51362



FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 5 10 20

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RESIDENTIAL DESIGN AND PLANNING
7155 S. Polaris Ave. Las Vegas, NV. 89118
P: 702.341.0764
F: 702.341.0765
JEFFGROVERDESIGN.COM

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PROJECT NAME

Facade Renovation and Porte-Cochere Addition

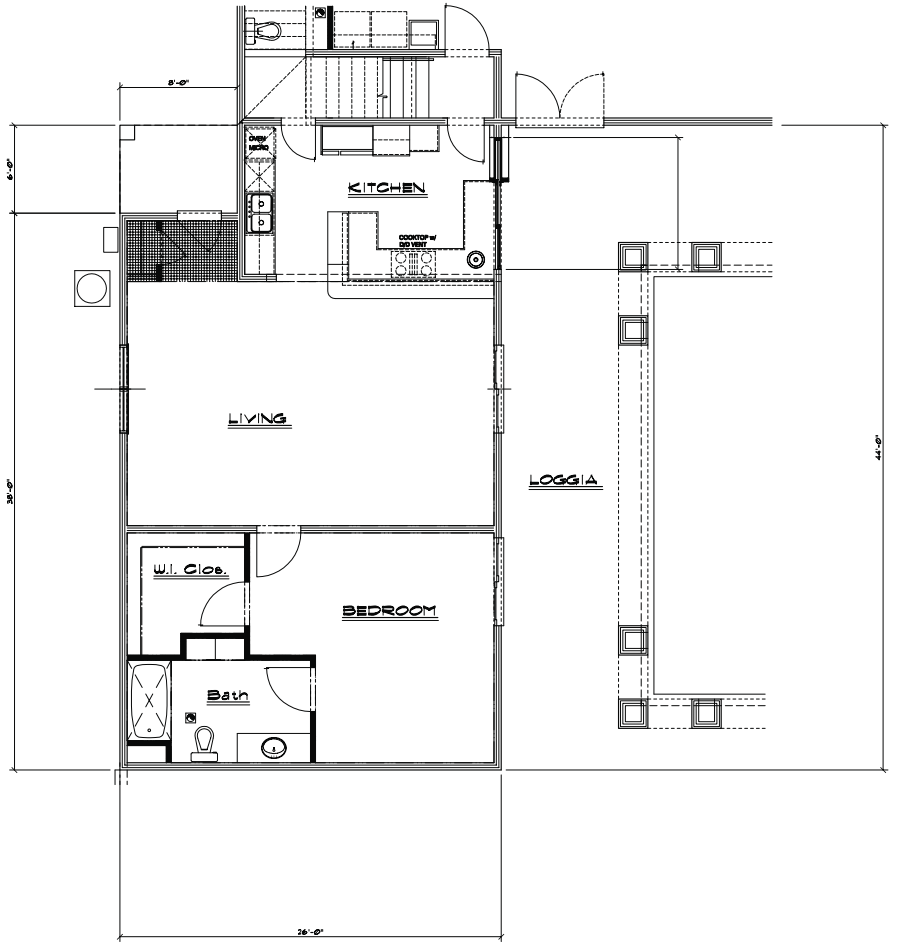
BRENT and PATTY CONRAD

5336 Elkhorn Road, Las Vegas, NV 89131

PROJECT NUMBER	13.4327
DRAWN/CHECKED	JG
DATE	09/23/2013
REVISION DATE	
SHEET NAME	FLOOR PLAN
SHEET NUMBER	A2.00

PRJ-51250
09/23/13

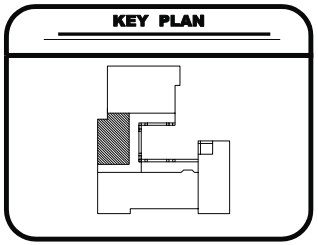
VAR-51356 SUP-51362



GUEST HOUSE FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 5 10 20



PRJ-51250
09/23/13

VAR-51356 SUP-51362

JEFF GROVER DESIGN
RESIDENTIAL DESIGN AND PLANNING
7155 S. Polaris Ave. Las Vegas, NV. 89118
P: 702.361.2576
F: 702.361.2598
JEFFGROVERDESIGN.COM

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PROJECT NAME

Facade Renovation and Porte-Cochere Addition

BRENT and PATTY CONRAD

5336 Elkhorn Road, Las Vegas, NV 89131

PROJECT NUMBER 13.4327

DRAWN/CHECKED JG

DATE 09/23/2013

REVISION DATE

SHEET NAME **FLOOR PLAN**

SHEET NUMBER **A2.10**

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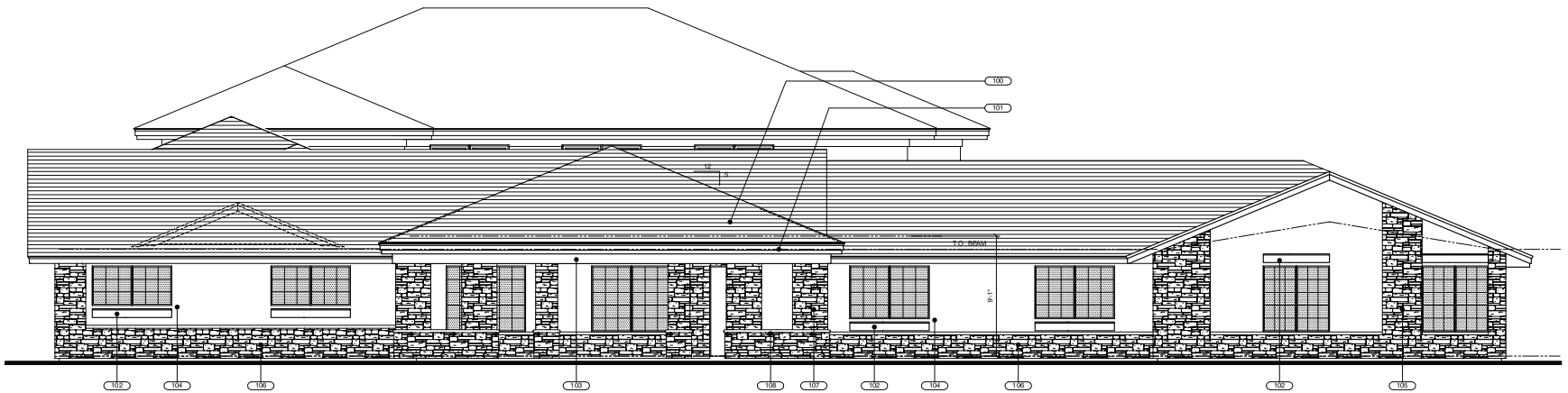
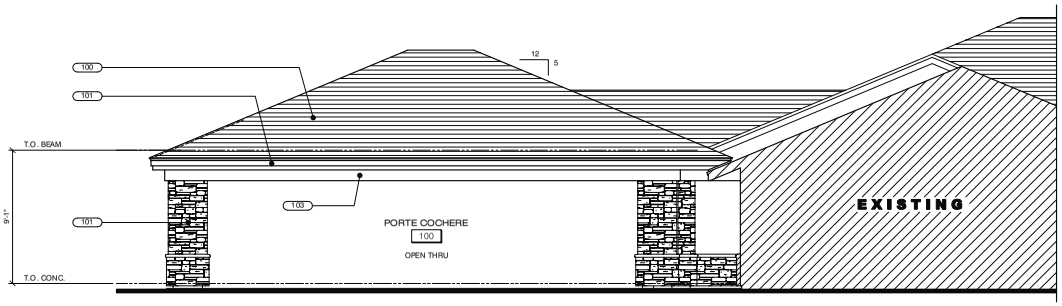


1
A3.00

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2
A3.00

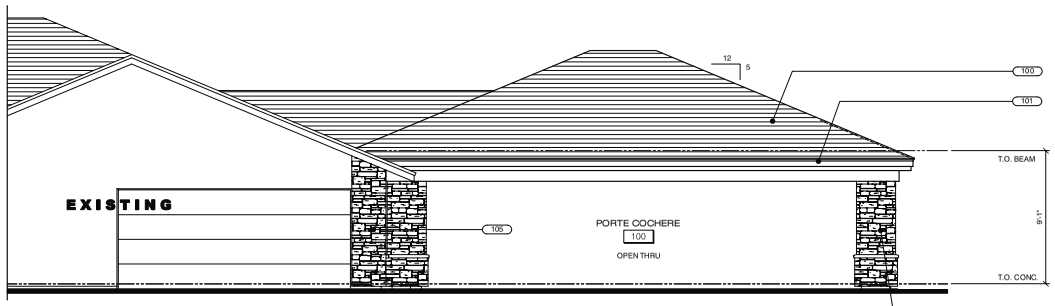
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



SOUTHEAST PERSPECTIVE

SCALE: NONE



3
A3.00

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

0 5 10 20

KEYNOTES

MARK	DESCRIPTION
100	235# COMPOSITION SHINGLES o/ DBL. LAYER 15# ROOFING FELT o/ WSP SHEATHING
101	2x6 FASCIA w/ 26 GA. G.I. DRIP EDGE.
102	3"x6" STUCCOED BAND.
103	7/8" THK. 3-COAT P.C. STUCCO o/ DBL. LAYER PAPER-BACKED WIRE LATH. SEE X-SECTIONS AND ARCH. DETAILS.
104	EXISTING 3-COAT STUCCO TO REMAIN. PATCH/REPAIR AS REQUIRED.
105	CULTURED STONE VENEER (FULL HT.) IN P.C. SETTING BED. SEE X-SECTIONS
106	CULTURED STONE VENEER WAINSCOT WITH SILL CAP IN P.C. SETTING BED.
107	WOOD FRAME COLUMN WITH CULTURED STONE VENEER (FULL HT.) IN P.C. SETTING BED. SEE X-SECTIONS
108	WOOD FRAME BASE WITH CULTURED STONE VENEER FACE AND WATER TABLE IN P.C. SETTING BED. SEE X-SECTIONS.

NOTES:

1. COMPOSITION SHINGLE ROOFING TO BE WOODMOOR COLLECTION AS MANUFACTURED BY OWENS CORNING ROOFING AND ASPHALT, LLC. INSTALLATION TO COMPLY WITH ICC EVALUATION REPORT #ESR-1372.

PRJ-51250
09/23/13

JEFF GROVER DESIGN
RESIDENTIAL DESIGN AND PLANNING
7155 S. Polaris Ave. Las Vegas, NV. 89118
P: 702.541.2576
F: 702.541.2586
JEFFGROVERDESIGN.COM

These Drawings are the sole property of the Registered Residential Designer. They have been prepared as an instrument of service for the specific project indicated and SHALL NOT BE USED OR REPRODUCED in whole or in part on this or any other project without written permission of the Registered Residential Designer in accordance with federal copyright law

PROJECT NAME

Facade Renovation and Porte-Cochere Addition

BRENT and PATTY CONRAD

5336 Elkhorn Road, Las Vegas, NV 89131

PROJECT NUMBER 13.4327

DRAWN/CHECKED JG

DATE 09/23/2013

REVISION DATE

SHEET NAME

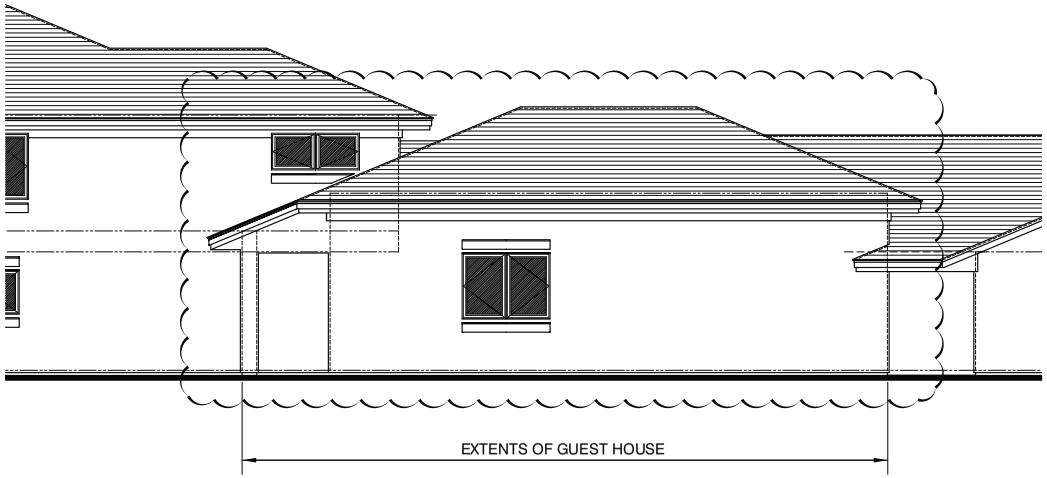
EXTERIOR ELEVATIONS

SHEET NUMBER

A3.00

© COPYRIGHT 2013, ALL RIGHTS RESERVED

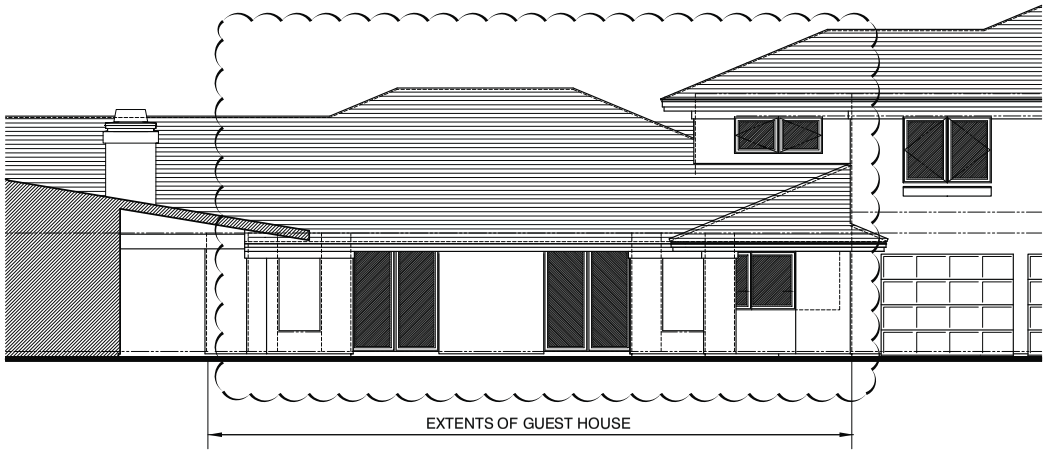
VAR-51356 SUP-51352



1
A3.10

WEST ELEVATION

SCALE: 1/4" = 1'-0"



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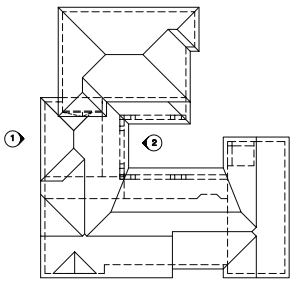
A3.10

EAST ELEVATION

SCALE: 1/4" = 1'-0"

0 5 10 20

KEYPLAN



JEFF GROVER DESIGN
RESIDENTIAL DESIGN AND PLANNING
7155 S. Polaris Ave. Las Vegas, NV. 89118
JEFFGROVERDESIGN.COM
P: 702-341-2574
F: 702-341-2566

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PROJECT NAME

Facade Renovation and Porte-Cochere Addition

BRENT and PATTY CONRAD

5336 Elkhorn Road, Las Vegas, NV 89131

PROJECT NUMBER 13.4327

DRAWN/CHECKED JG

DATE 09/23/2013

REVISION DATE

PRJ-51250
09/23/13

SHEET NAME

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.10

© COPYRIGHT 2013, ALL RIGHTS RESERVED

VAR-51356 SUP-51362

Justification Letter

October 2, 2013

Re: Conrad Residence Additions
5336 Elkhorn Road
Las Vegas, NV 89131

APN 125-13-802-004

The above referenced property is a one acre parcel located in an R-E zone.

The following items are requested:

1. **A variance to allow a Porte Cochere within the front yard setback a distance of 15' from the property line where 30'-0" is required in an RE zone.**

2. **A special use permit to allow for the conversion of a Class II accessory structure to a Class I Accessory structure with cooking facilities (cooktop).**

The subject property is located on the northeast corner of Elkhorn Road and Bradley Street in an RE zone. Adjacent properties to the North and East are also zoned RE. To the West of Bradley and to the South of Elkhorn are single family homes in R-1 zones.

The proposed Porte Cochere has been designed as a part of a renovation to the front of the existing residence. The requested setback encroachment is for stone support columns and a hip roof. The Porte Cochere is intended to serve the need of a covered vehicular access to the residence as elderly relatives will reside on property and are in need of protection from the elements.

A Class II Accessory building is currently under construction as an addition to the main residence. The addition of cooking facilities within the accessory building requires a special use permit and Class I designation.

The property owner will occupy the main residence. The Accessory building is intended to be occupied by family members or in conjunction with an adjacent Courtyard/Pool area.

PRJ-51250
10/02/13

VAR-51356
SUP-51362 REVISED

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-51362 - SPECIAL USE PERMIT RELATED TO VAR-51356 - PUBLIC HEARING - APPLICANT/OWNER: BC INVESTMENT TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,096 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 5336 Elkhorn Road (APN 125-13-802-004), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-51250].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-51362

Case Number: PRJ-51250 APN: 125-13-802-004

Name of Property Owner: BRENT CONRAD

Name of Applicant: BRENT CONRAD

Name of Representative: BRENT CONRAD

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: BRENT CONRAD

Subscribed and sworn before me

This 19th day of September, 2013

Sandra Bandle

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SANDRA BANDLE
My Appointment Expires
March 14, 2015
No: 99-23756-1

PRJ-51250
09/23/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT / VARIANCE

Project Address (Location) 5336 ELKHORN ROAD

Project Name CONRAD RESIDENCE ADDITIONS **Proposed Use** SFR

Assessor's Parcel #(s) 125-13-802-004 **Ward #** 6 - Ross

General Plan: existing _____ proposed _____ **Zoning:** existing R-E proposed R-E

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres .99 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER BC INVESTMENT TRUST **Contact** BRENT CONRAD

Address 5336 ELKHORN ROAD **Phone:** (702) 379-3060 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89131

E-mail Address werdcobcinc@gmail.com

APPLICANT same as property owner **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name BRENT CONRAD

Subscribed and sworn before me

This 19th day of September, 20 13.

Sandra Bandle

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SANDRA BANDLE
My Appointment Expires
March 14, 2015
No: 99-23756-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-51362
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-51250
09/23/13

f:\depot\Application Packet\Application Form.pdf

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

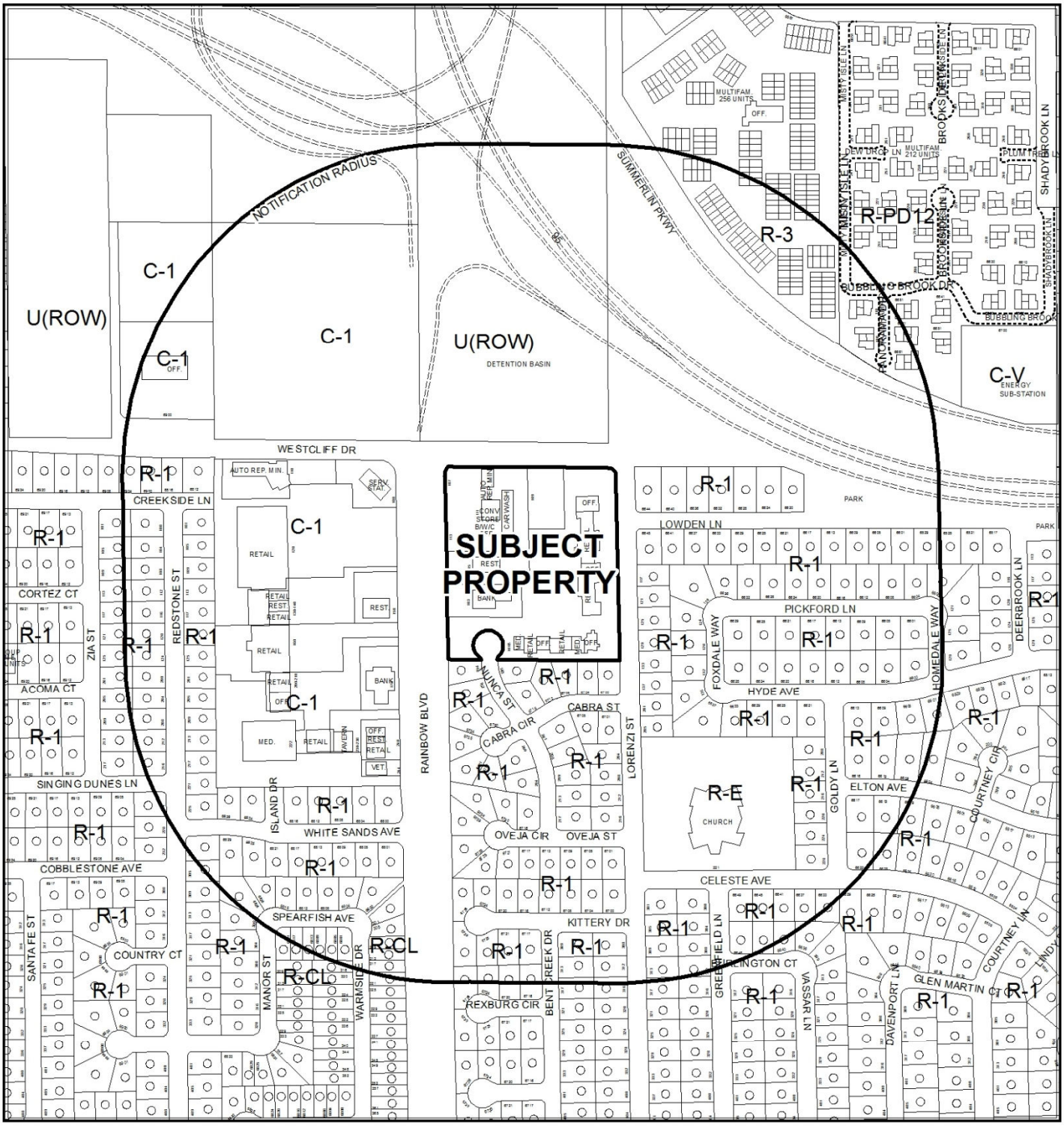
SUBJECT:
VAR-51385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ELBERT TADAO KURASHIGE TRUST, ET AL - For possible action on a request for a Variance TO ALLOW A SIGN AREA OF 232 SQUARE FEET WHERE 118 SQUARE FEET IS THE MAXIMUM ALLOWED AND A SIGN HEIGHT OF 35 FEET WHERE RESIDENTIAL PROTECTION STANDARDS ALLOW A MAXIMUM HEIGHT OF 24.5 FEET FOR A PROPOSED FREESTANDING SIGN on 3.95 acres at 101 South Rainbow Boulevard (APN 138-34-513-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



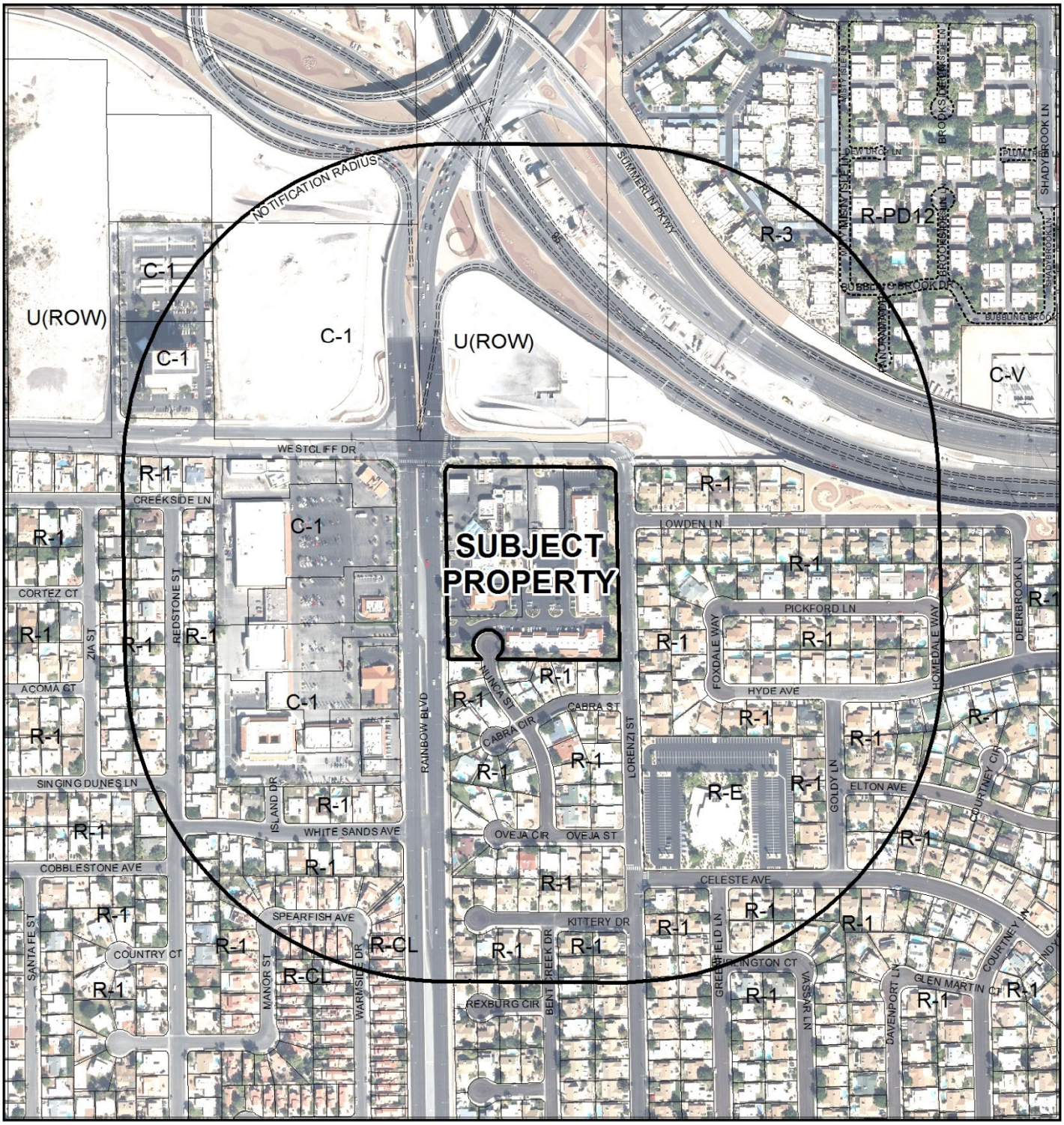
0 400 800 Feet

CASE: **VAR-51385**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

N



CASE: **VAR-51385**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

DEPARTMENT OF PLANNING

RECEIVED
SEP 23 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-51385** APN: 138-34-513-004

Name of Property Owner: ELBERT TADAO KURASHIGE TRUST

Name of Applicant: Citrus Signs

Name of Representative: MIKE WEBER

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X Irwin Mitsugi Kurashige, Trustee

Print Name: Irwin Mitsugi Kurashige, Trustee

Subscribed and sworn before me

This 20th day of September, 20 13

DONNA MENDES

Notary Public in and for said County and State of Hawaii

My Commission Expires: 9/9/17

Doc. Date: 9/20/13 # Pages 1

Notary Name: Donna Mendes First Circuit

Doc. Description: Statement of Financial Interest

Notary Signature 9/20/13 Date

NOTARY PUBLIC No. 2007-39 STATE OF HAWAII

Revised 11-14-06

RECEIVED

SEP 23 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: INCREASE SIZE of Pylon FROM 25' to 35'

Project Address (Location) 101 SO RAINBOW BLVD.

Project Name RAINBOW SHOPPING CENTER **Proposed Use** _____

Assessor's Parcel #(s) _____ **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER ELBERT TADAO KURASHIGE **Contact** CHRIS JACKSON

Address PO BOX 93778 **Phone:** 735-0411 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89193

E-mail Address _____

APPLICANT CITRUS SIGNS **Contact** MIKE WEBER

Address 3387 W OQUENDO **Phone:** 364-8388 **Fax:** 364-0188

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address MIKE@CITRUSSIGNS.COM

REPRESENTATIVE MIKE WEBER **Contact** _____

Address 3387 W OQUENDO **Phone:** 348-8484 **Fax:** _____

City LAS VEGAS, **State** NV **Zip** _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* X Irwin Mitsugi Kurashige, Tr

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Irwin Mitsugi Kurashige, Trustee

Subscribed and sworn before me

This 20th day of September, 20 13

DONNA MENDES **My Commission Expires:** 9/23/13

Notary Public in and for said County and State of Hawaii

Certification stamp on back

DONNA MENDES NOTARY PUBLIC No. 2001-397

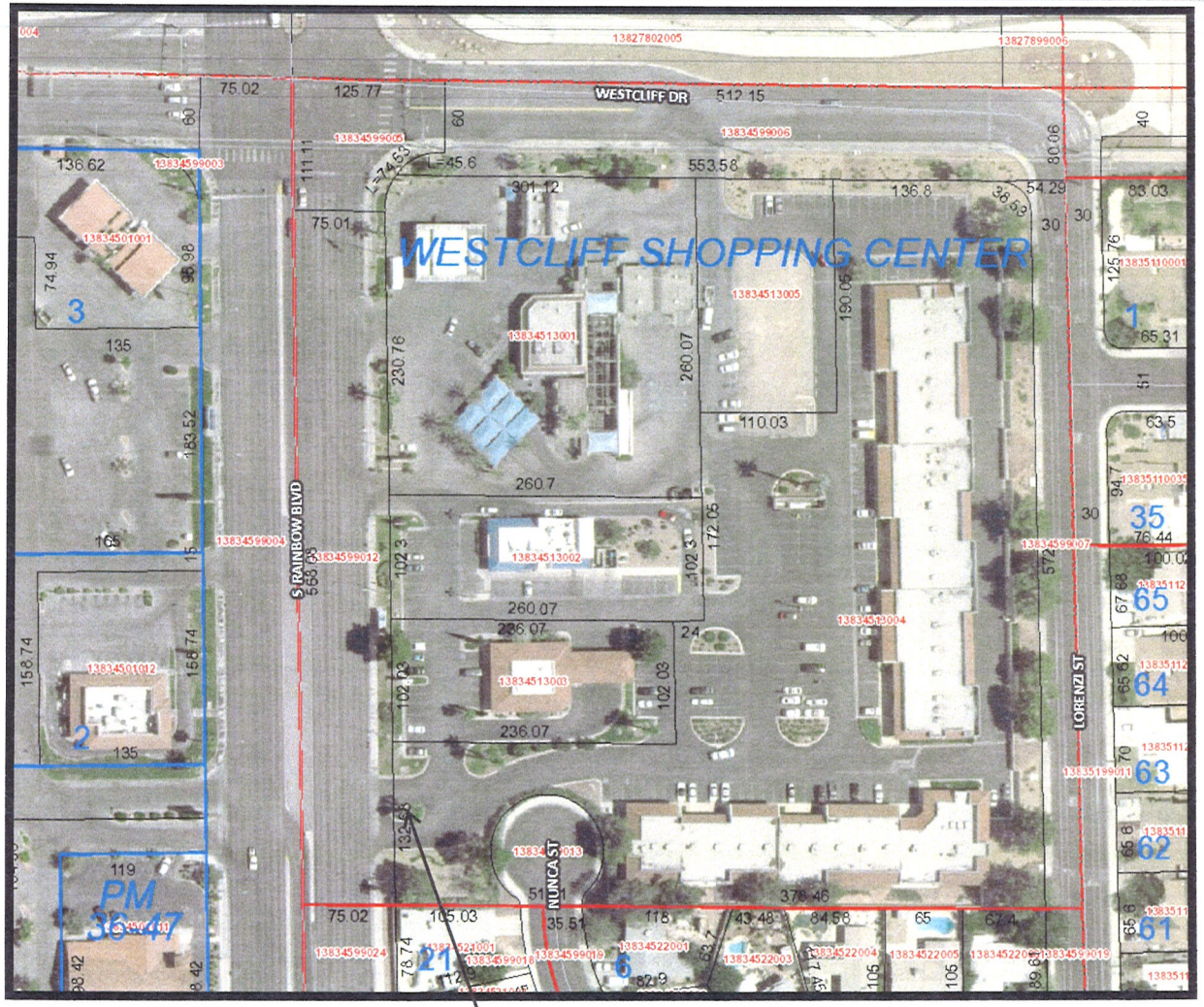
FOR DEPARTMENT USE ONLY

Case #	VAR-51385
Meeting Date:	11/12/13
Total Fee:	830.00
Date Received:*	9/23/13
Received By:	[signature]

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



SCALE: 1 TO 1200

RECEIVED
SEP 23 2013

VAR-51385

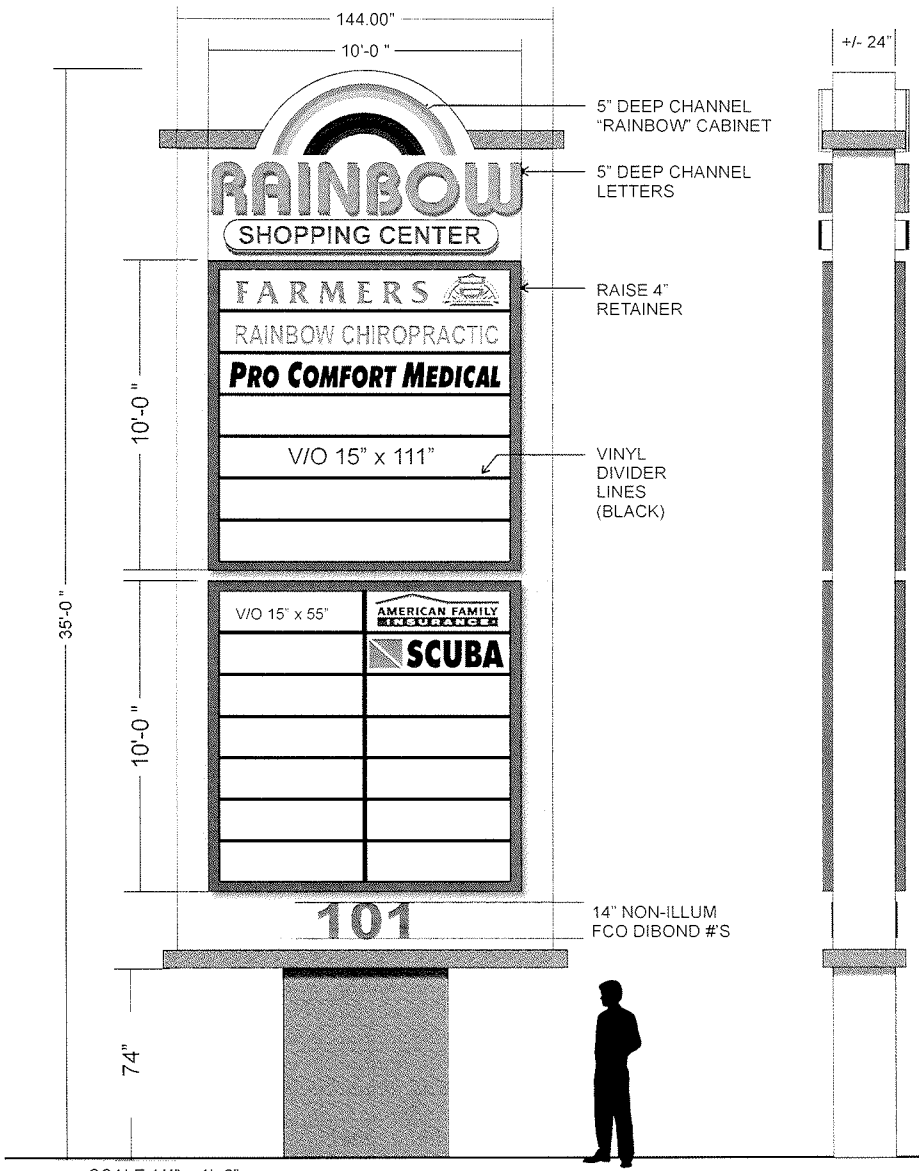
SITE PLAN

101 SOUTH RAINBOW LAS VEGAS, NV

RECEIVED

SEP 23 2013

LOCATION: 101 SOUTH RAINBOW LAS VEGAS, NV



SCALE:1/4" = 1' -0"

SCOPE OF WORK:

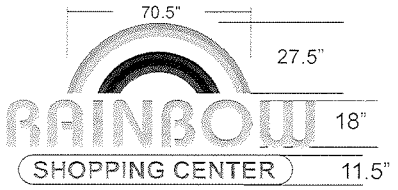
MANUFACTURE AND INSTALL DOUBLE FACE ILLUMINATED PYLON

SHEET METAL CONSTRUCTION WITH TEXCOAT FINISH (COLOR: TBD)

TENANT FACES: PANAFLEX FACES WITH VINYL DIVIDER LINES (TENANT PLACEMENT TO BE DETERMINED)

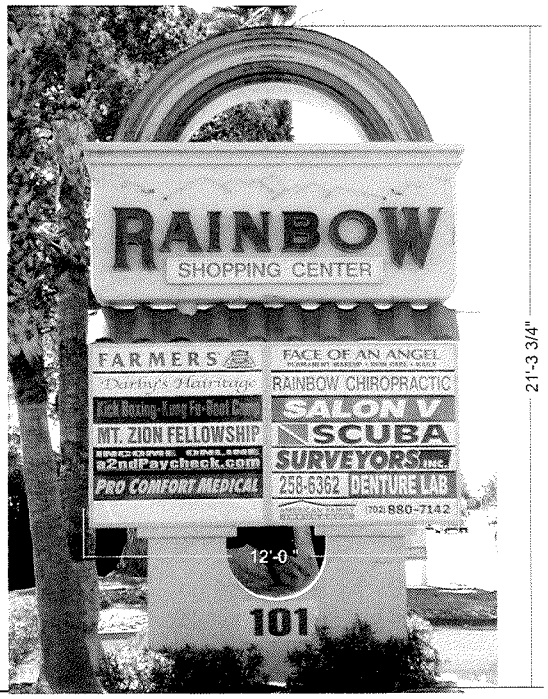
"REINBOW" LETTERS - L.E.D. ILLUMINATED CHANNEL LETTERS / RED ACRYLIC FACES / RED TRIMCAP & RETURNS

"RAINBOW CABINET" & HOTDOG CAN - WHITE ACRYLIC FACE WITH TRANS. VINYL OVERLAY



RAINBOW COLORS:
RED
ORANGE
YELLOW
GREEN
BLUE
INDIGO
VIOLET

EXISTING MONUMENT REMOVE AND DISPOSE OF EXISTING MONUMENT



SCALE:1/4" = 1' -0"

CITRUS SIGNS
3367 W. Oquendo Rd.
Las Vegas, NV 89118
Off. 702.364.8388
Fax 702.364.0188

State Lic #0064934
C6 $200.000.00

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

RAINBOW SHOPPING CENTER

RAINBOW SHOPPING CENTER_PYLON

FILE NAME:

REV 4

REVISION

6-21-13

DATE:

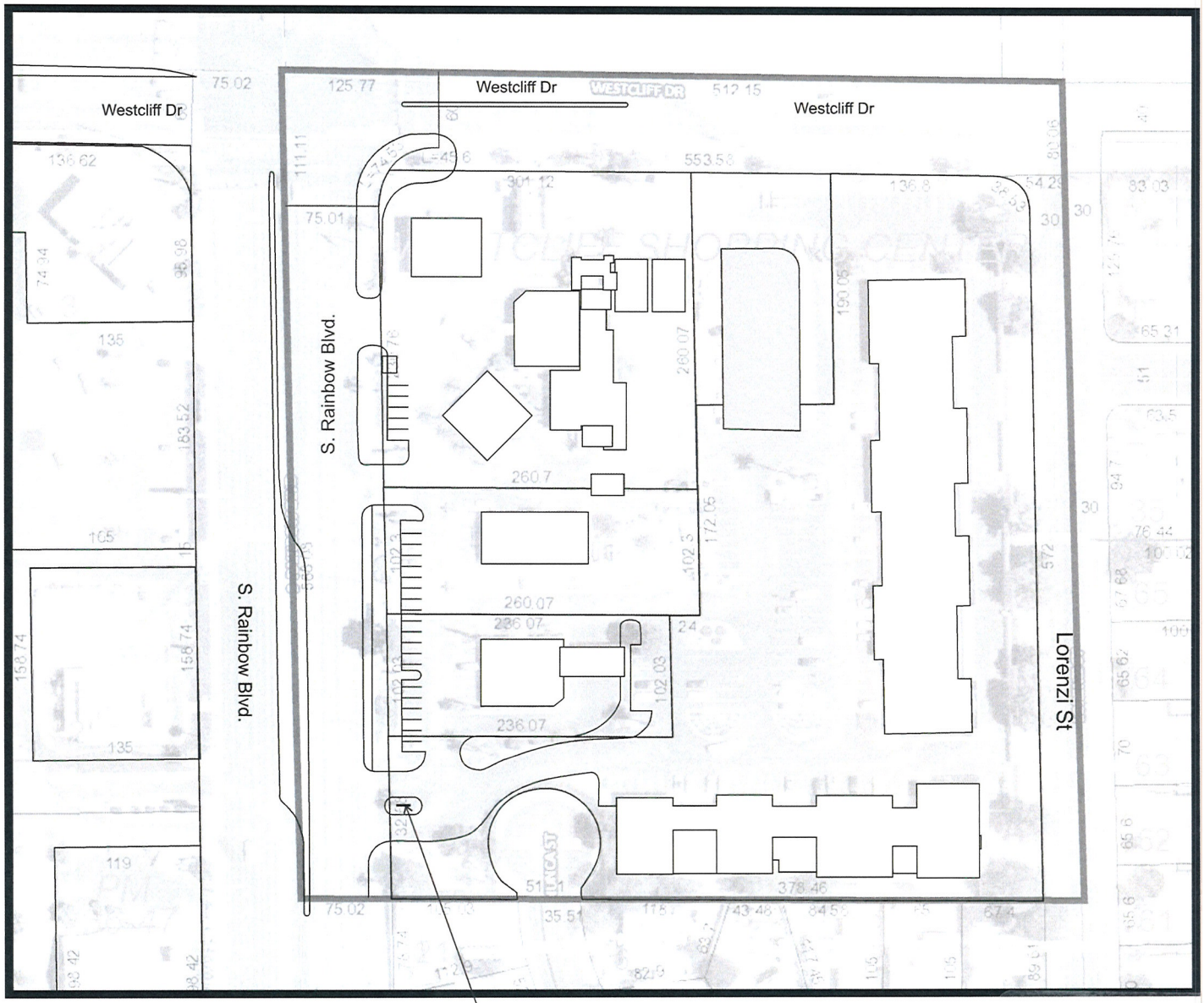
MIKE

Gerald L.

THIS BID ASSUMES POWER TO SITE IS AMPLE AND IN PLACE AND J-BOX IS WITHIN 10 FEET OF SIGNAGE

This design layout is provided to the client for approval purposes only and may not reflect the exact colors and finishes. Layout design and photos used are property of Citrus Signs. Where applied, logo design is owned by Citrus Signs and cannot be copied and/or reproduced without written consent or till design is paid in full. Citrus Signs holds ownership of sign(s) until full amounts paid. Unpaid signage will be removed at customer's expense and any legal fees wil be added. By signing this form, you are agreeing to the design layout and all terms and conditions. Sign will be manufactured and installed according to this form. Any changes must be re-quoted and new signatures must be on the designs. Citrus Signs cannot and will not begin and job without written approval.

VAR-51385



SCALE: 1 TO 1,600

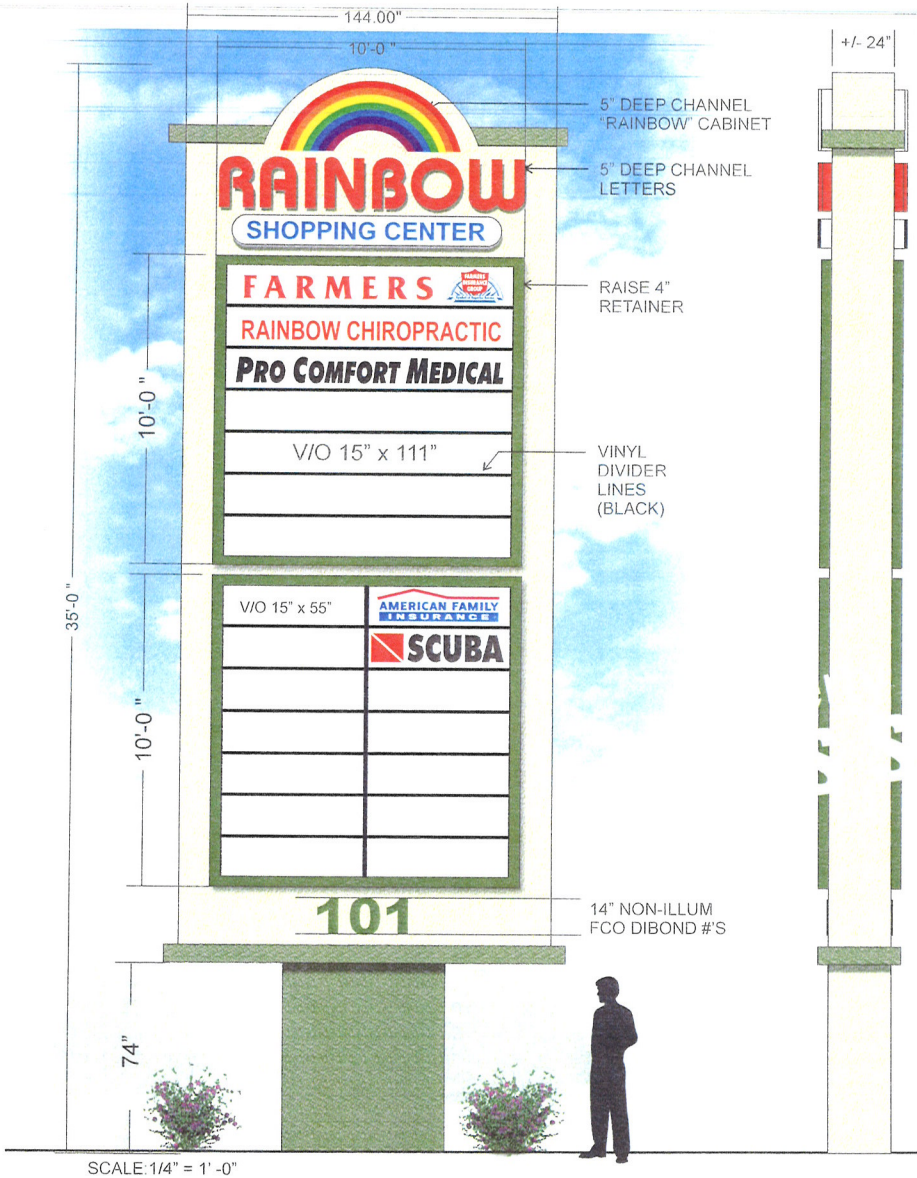
RECEIVED
SEP 23 2013

VAR-51385

SITE PLAN

101 SOUTH RAINBOW LAS VEGAS, NV

LOCATION: 101 SOUTH RAINBOW LAS VEGAS, NV



SCALE: 1/4" = 1' -0"

SCOPE OF WORK:

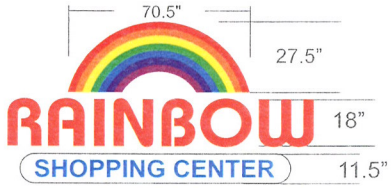
MANUFACTURE AND INSTALL DOUBLE FACE ILLUMINATED PYLON

SHEET METAL CONSTRUCTION WITH TEXCOAT FINISH (COLOR: TBD)

TENANT FACES: PANAFLEX FACES WITH VINYL DIVIDER LINES (TENANT PLACEMENT TO BE DETERMINED)

"REINBOW" LETTERS - L.E.D. ILLUMINATED CHANNEL LETTERS / RED ACRYLIC FACES / RED TRIMCAP & RETURNS

"RAINBOW CABINET" & HOTDOG CAN - WHITE ACRYLIC FACE WITH TRANS VINYL OVERLAY



RAINBOW COLORS:
RED
ORANGE
YELLOW
GREEN
BLUE
INDIGO
VIOLET

EXISTING MONUMENT REMOVE AND DISPOSE OF EXISTING MONUMENT



SCALE: 1/4" = 1' -0"

CITRUS SIGNS
5387 W. Oquendo Rd.
Las Vegas, NV 89118
Ph: 702.364.8288
Fax: 702.364.0186
citrus@citrussigns.com

State Lic #0064934
C6 $200,000.00

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

RAINBOW SHOPPING CENTER

FILE NAME: RAINBOW SHOPPING CENTER_PYLON

REVISION: REV 4

DATE: 6-21-13

MIKE

Gerald L.

THIS BID ASSUMES POWER TO SITE IS AVAILABLE AND IN PLACE AND LOCATED WITHIN 10 FEET OF SIGNAGE.

RECEIVED
SEP 23 2013

VAR-51385

This design layout is provided to the client for approval purposes only and may not reflect the exact colors and finishes. Layout design and photos used are property of Citrus Signs. Where applied, logo design is owned by Citrus Signs and cannot be copied and/or reproduced without written consent or till design is paid in full. Citrus Signs holds ownership of sign(s) until full amounts paid. Unpaid signage will be removed at customer's expense and any legal fees wil be added. By signing this form, you are agreeing to the design layout and all terms and conditions. Sign will be manufactured and installed according to this form. Any changes must be re-quoted and new signatures must be on the designs. Citrus Signs cannot and will not begin and job without written approval.

WRR

RECEIVED
SEP 23 2013

CITRUS SIGNS
Where Brighter Business Starts.

3387 W. Oquendo Rd. Las Vegas, NV. 89118 | office. 702.364.8388 | fax. 702.364.0188 | NVC# 64934

Contract No.

August 27, 2013

City of Las Vegas- Department of Planning

RE: Rainbow Shopping Center pylon, 101 S. Rainbow Blvd.

To whom this may concern at the City Of Las Vegas,

Referring to the project located on 101 South Rainbow Blvd., we would like to request a waiver to address the following concerns. The existing sign has been on property over fifteen years and has neon illumination and will update with L.E.D. technology. The top 50% of the existing sign addresses the center and not the tenants.

What we are proposing is to remove the existing 25' structure and construct a new 35' display which caters to the tenants located at the very back and side of the property.

In the past other signs; Terribles, CitiBank, and Burger King, on the north side, block the view from the tenant panels. On the south side a 6' block wall hides the view. Our request is to provide signage to be visible from both the north and south side. The increase in height will give tenants a larger space to identify their business. If not, some have no choice but to close as time goes on.

We are also asking for a little more square footage, preferably 20sq ft. more, and hope you will look at it favorably as you have with the other noted exceptions.

RECEIVED
SEP 23 2013

The centers elevations are higher at street level and slopes to the back of the property, creating difficulty for tenant's exposure.

We sincerely hope this explains the hardship we are in and hope you give us strong consideration for this project to move forward.

Yours truly,

Mike Weber

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

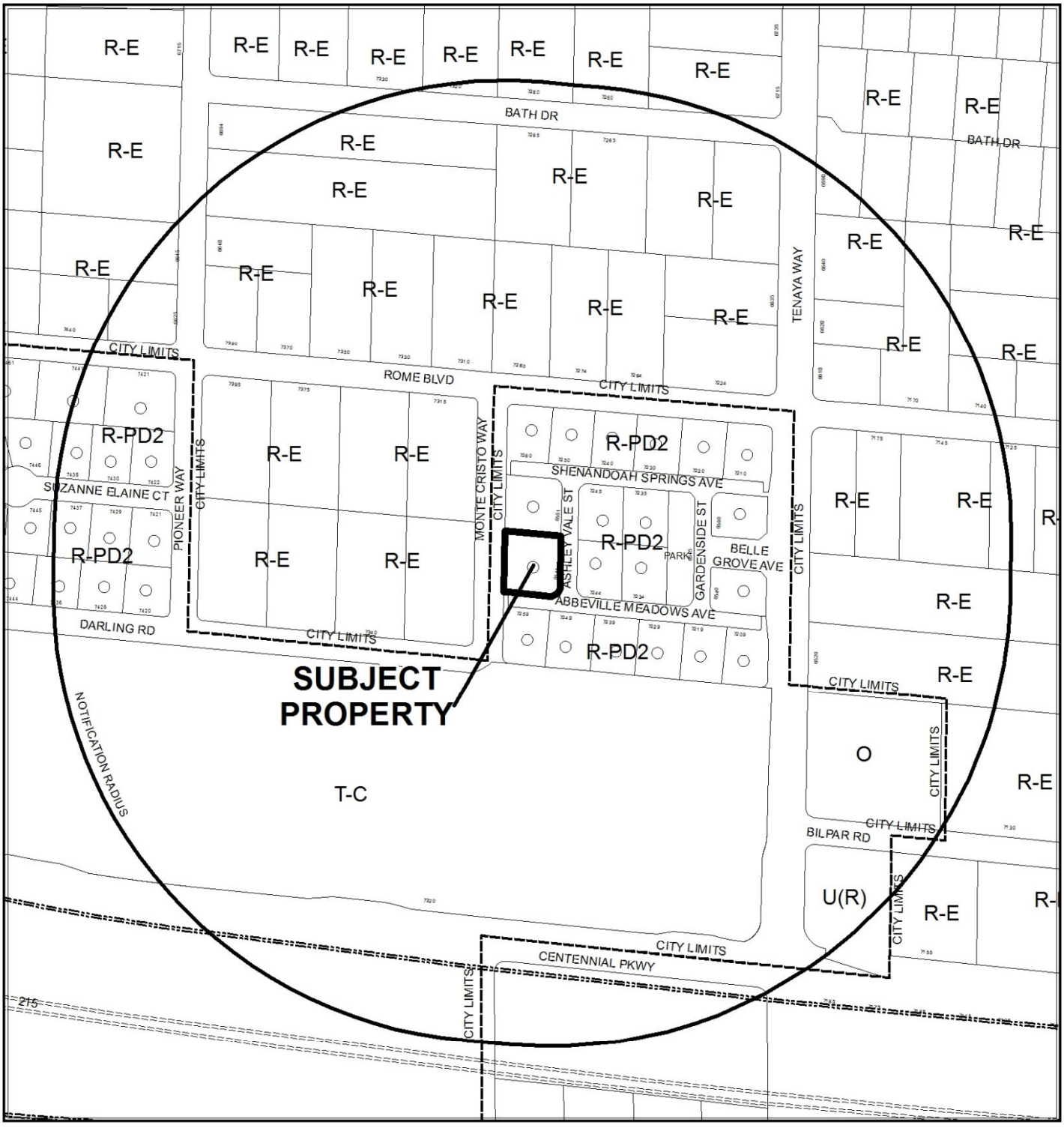
SUBJECT:
VAR-51428 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ELIZABETH JOHNSON - For possible action on a request TO ALLOW A SIDE YARD SETBACK OF THREE FEET WHERE THE MINIMUM REQUIRED IS 10 FEET FOR A PROPOSED GARAGE CONVERSION on 0.38 acres at 6541 Ashley Vale Street (APN 125-22-410-010), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**18**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Lamplight Glen at Rome Homeowners Association Approval Letter
6. Justification Letter
7. Support Petition



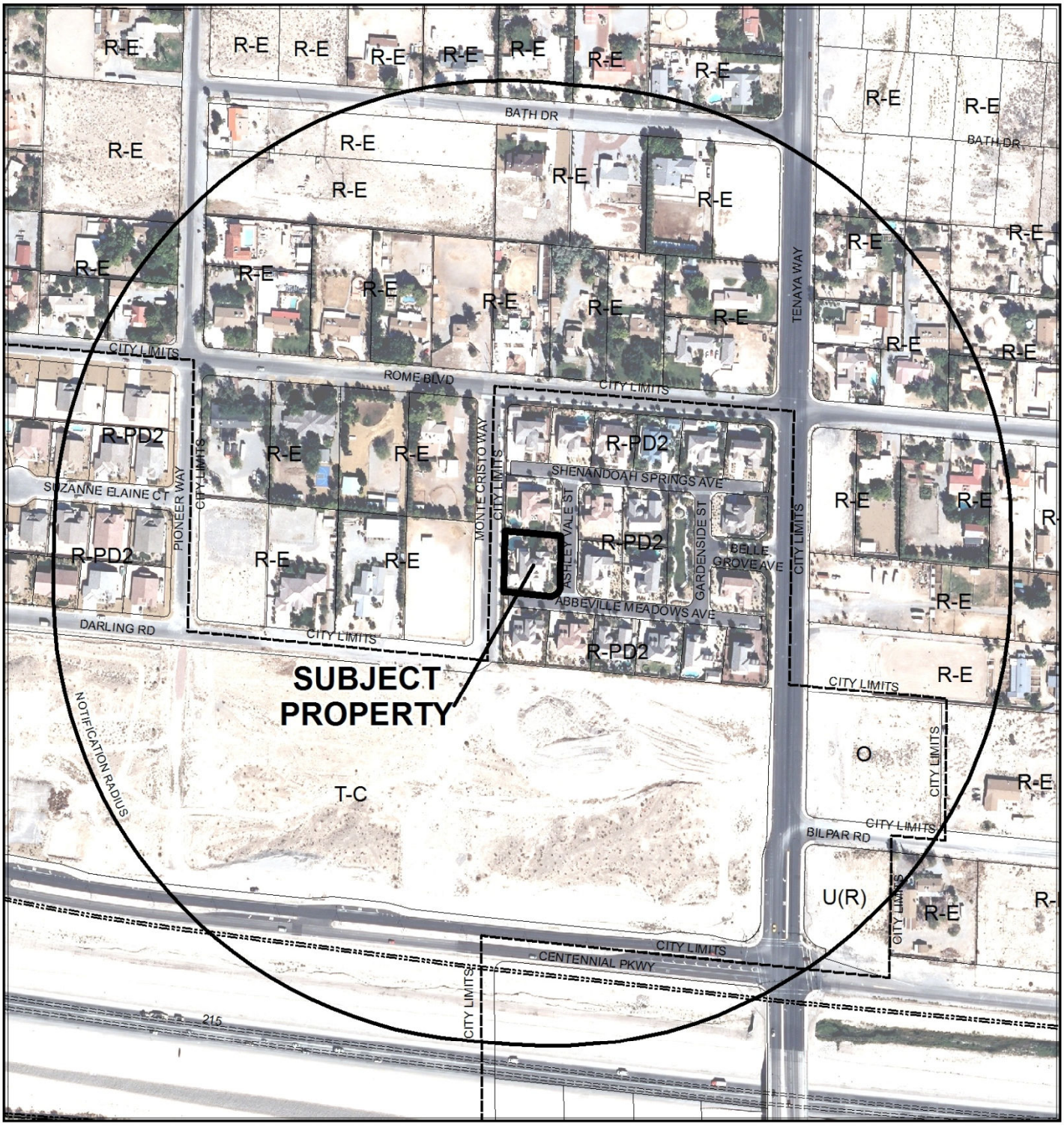
0 200 400 Feet

CASE: **VAR-51428**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



0 200 400
Feet

CASE: **VAR-51428**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-51428** APN: 125-22-410-010

Name of Property Owner: Betty Johnson

Name of Applicant: Betty Johnson

Name of Representative: Richard Gallegos

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☒ **Yes** ☐ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: Steve Ross

Partner(s): N/A

APN: 125-22-410-010

Signature of Property Owner: Elizabeth Johnson

Print Name: Elizabeth Johnson

Subscribed and sworn before me

This 26th day of September, 2013

Notary Public in and for said County and State

PETER LOWENSTEIN
Notary Public - State of Nevada
APPT. NO. 03807081
My App. Expires February 27, 2015

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Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 6541 ASHLEY VALE STREET

Project Name BETTY JOHNSON ADDITION **Proposed Use** Residential

Assessor's Parcel #(s) 125-22-410-010 **Ward #** 6- ROSS

General Plan: existing DR proposed same **Zoning:** existing R-PD2 proposed same

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres .38 **Lots/Units** one **Density** N/A

Additional Information

PROPERTY OWNER David and Elizabeth Johnson **Contact** BETTY JOHNSON

Address 6541 Ashlex Vale St. **Phone:** 279-2725 **Fax:**

City LAS VEGAS **State** NV **Zip** 89131

E-mail Address bettyboop2u@cox.net

APPLICANT BETTY JOHNSON **Contact** BETTY JOHNSON

Address 6541 Ashlex Vale St. **Phone:** 279-2725 **Fax:**

City LAS VEGAS **State** NV **Zip** 89131

E-mail Address bettyboop2u@cox.net

REPRESENTATIVE Pacific Design Concepts **Contact** Richard Gallegos

Address 5096 W. Post Rd. **Phone:** 524-0054 **Fax:**

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address richardg@pacdesignconcepts.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Elizabeth Johnson

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Elizabeth Johnson

Subscribed and sworn before me

This 26TH day of SEPTEMBER, 2013.

EXP 02/01/2017

Notary Public in and for said County and State

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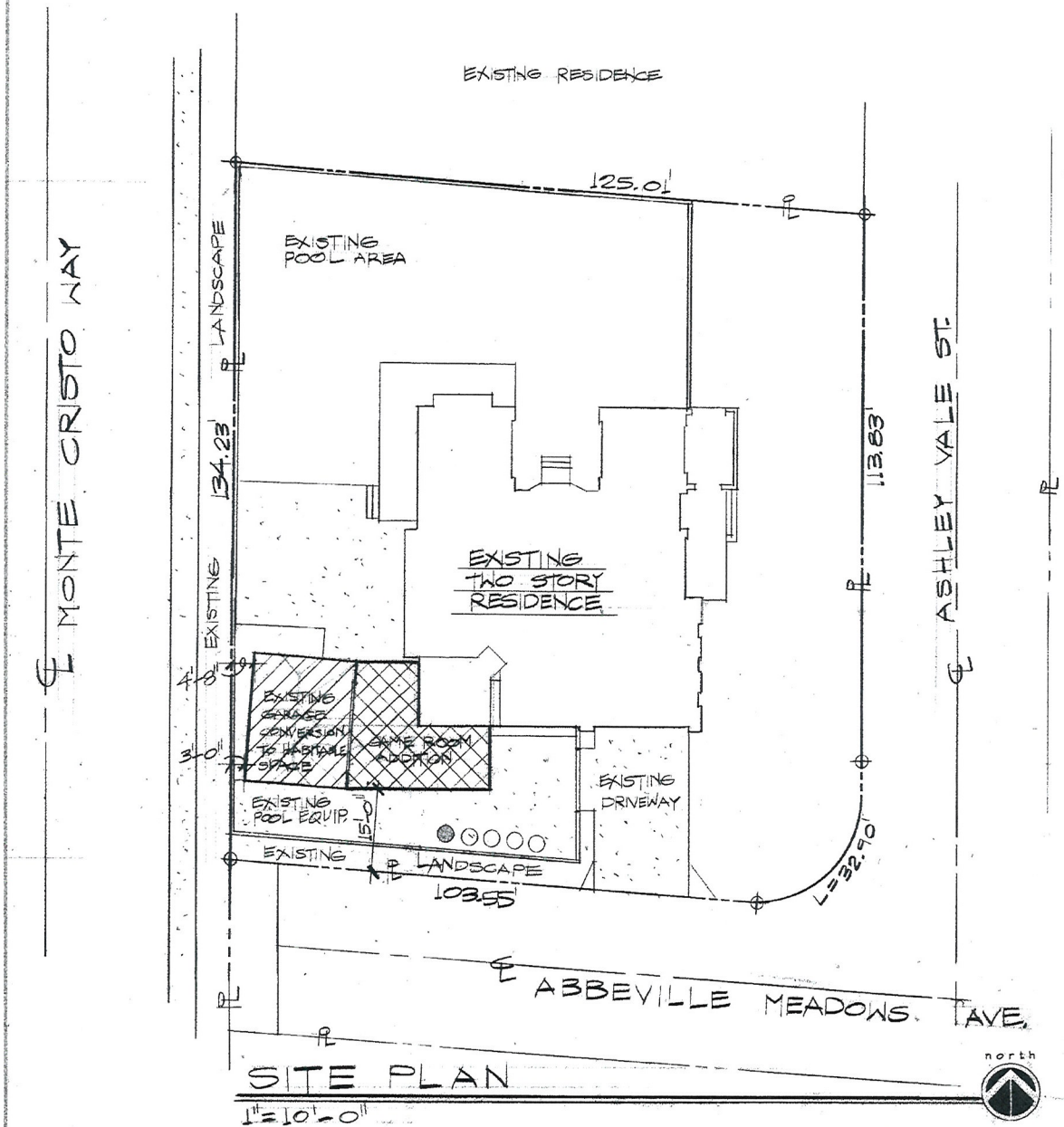
City of Las Vegas
Dept. of Planning

BRENDON HAACKE
Notary Public, State of Nevada
Appointment No. 09-9381-1
My Appt. Expires Feb 1, 2017

FOR DEPARTMENT USE ONLY

Case #	VAR-51428
Meeting Date:	11/12/13
Total Fee:	$830.00
Date Received:*	09/26/13
Received By:	Jonathan B.

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



PROJECT DATA

ASSESSOR'S PARCEL NO.: 125-22-410-010
SITE AREA: 16,714 SQ. FT. or .38 ACRE
EXISTING LAND USE ZONE: R-PD2
EXISTING GARAGE CONVERSION: 500 SQ. FT.
PROPOSED ROOM ADDITION: 495 SQ. FT.
EXISTING RESIDENCE: 4732 SQ. FT.

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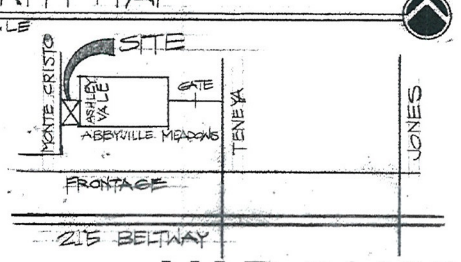
VICINITY MAP
NO SCALE



REVISIONS

OWNER BUILDER

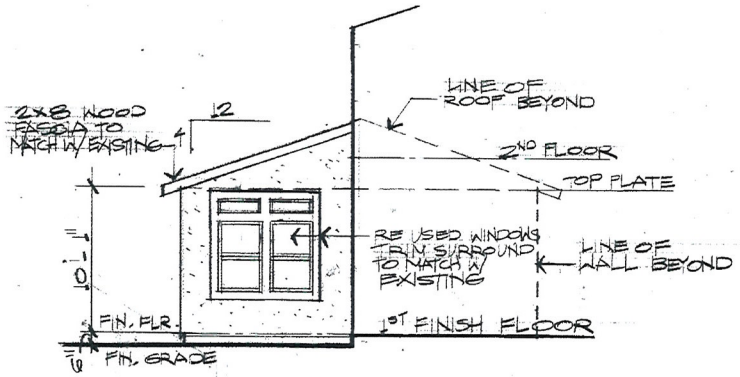
CONSULTANTS

PROJECT TITLE
ADDITION & CONVERSION
MRS. BETTY JOHNSON
6841 ASHLEY VALE CT.
LAS VEGAS, NV 89131

SHEET TITLE
PROJECT DATA & SITE PLAN

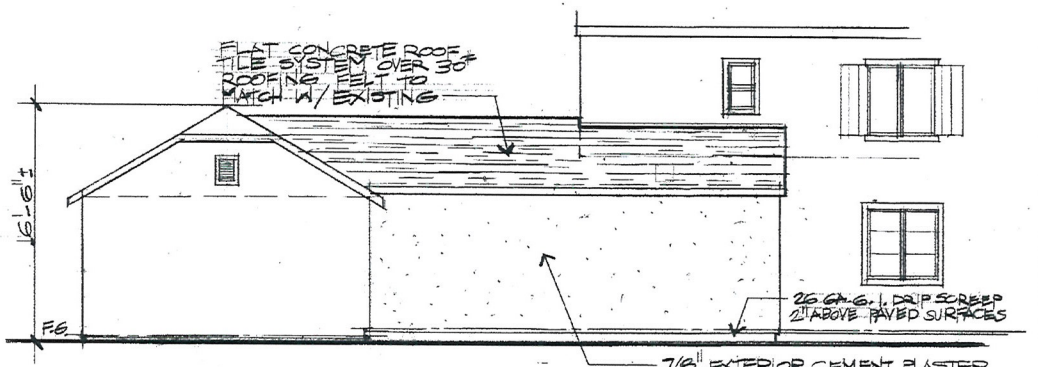
ISSUE DATE: 24 SEPT. 2013
DRAWN BY:
CHECKED BY:
PROJECT NO.:
SHEET NO.: A-2

VAR-51428



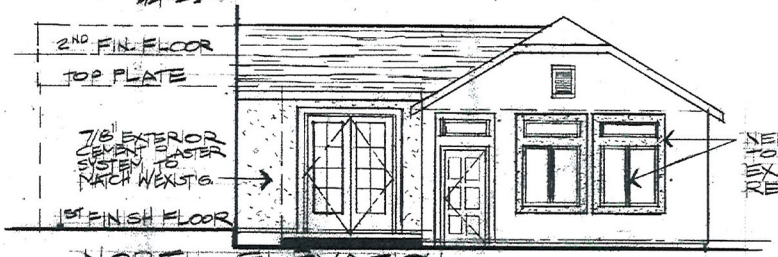
EAST ELEVATION

1/4"=1'-0"



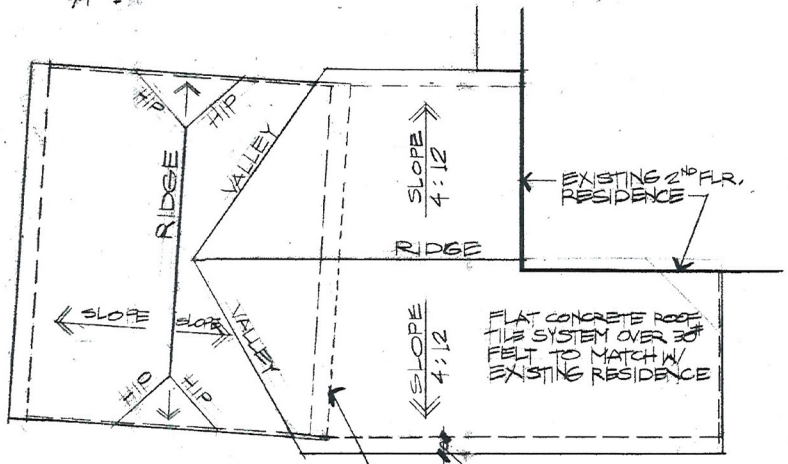
SOUTH ELEVATION

1/4"=1'-0"



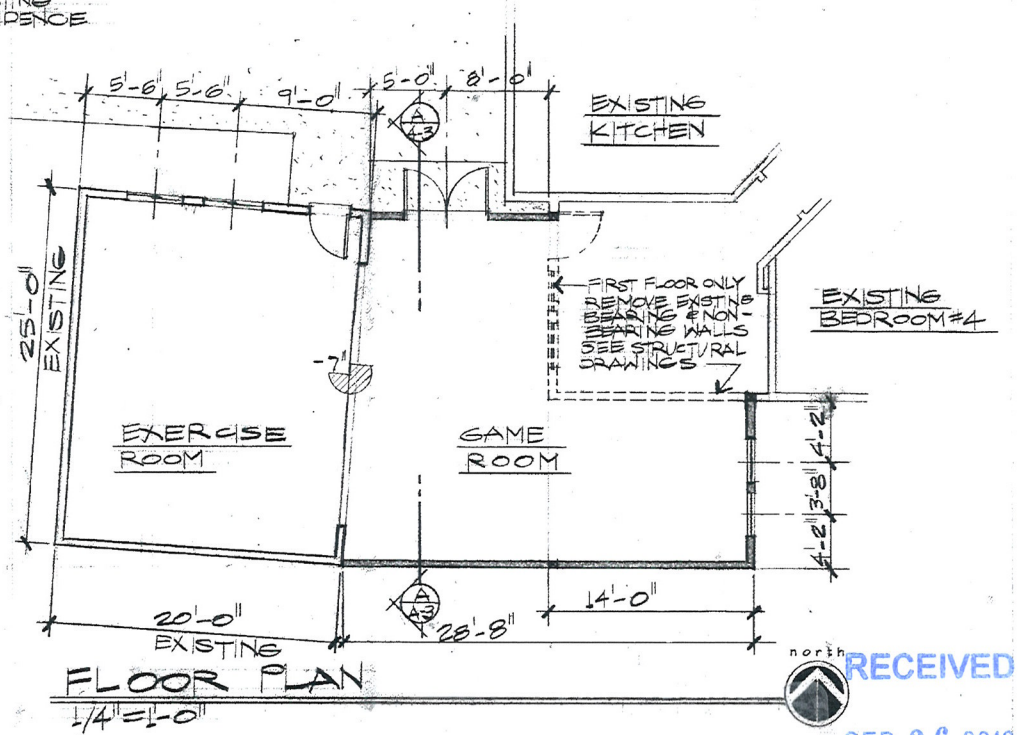
NORTH ELEVATION

1/4"=1'-0"



ROOF PLAN

1/4"=1'-0"



FLOOR PLAN

1/4"=1'-0"

REVISIONS

OWNER BUILDER

PLANS PREPARED BY:

CONSULTANTS

PROJECT TITLE
ADDITION & CONVERSION
MRS. BETTY JOHNSON
6541 ASHLEY HALL CT.
LAS VEGAS, NV 89131

SHEET TITLE
FLOOR & ROOF PLANS & EXTERIOR ELEVATIONS

ISSUE DATE: 24 SEPT. 2013
DRAWN BY:
CHECKED BY:
PROJECT NO.:
SHEET NO.: A1

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VAR-51428



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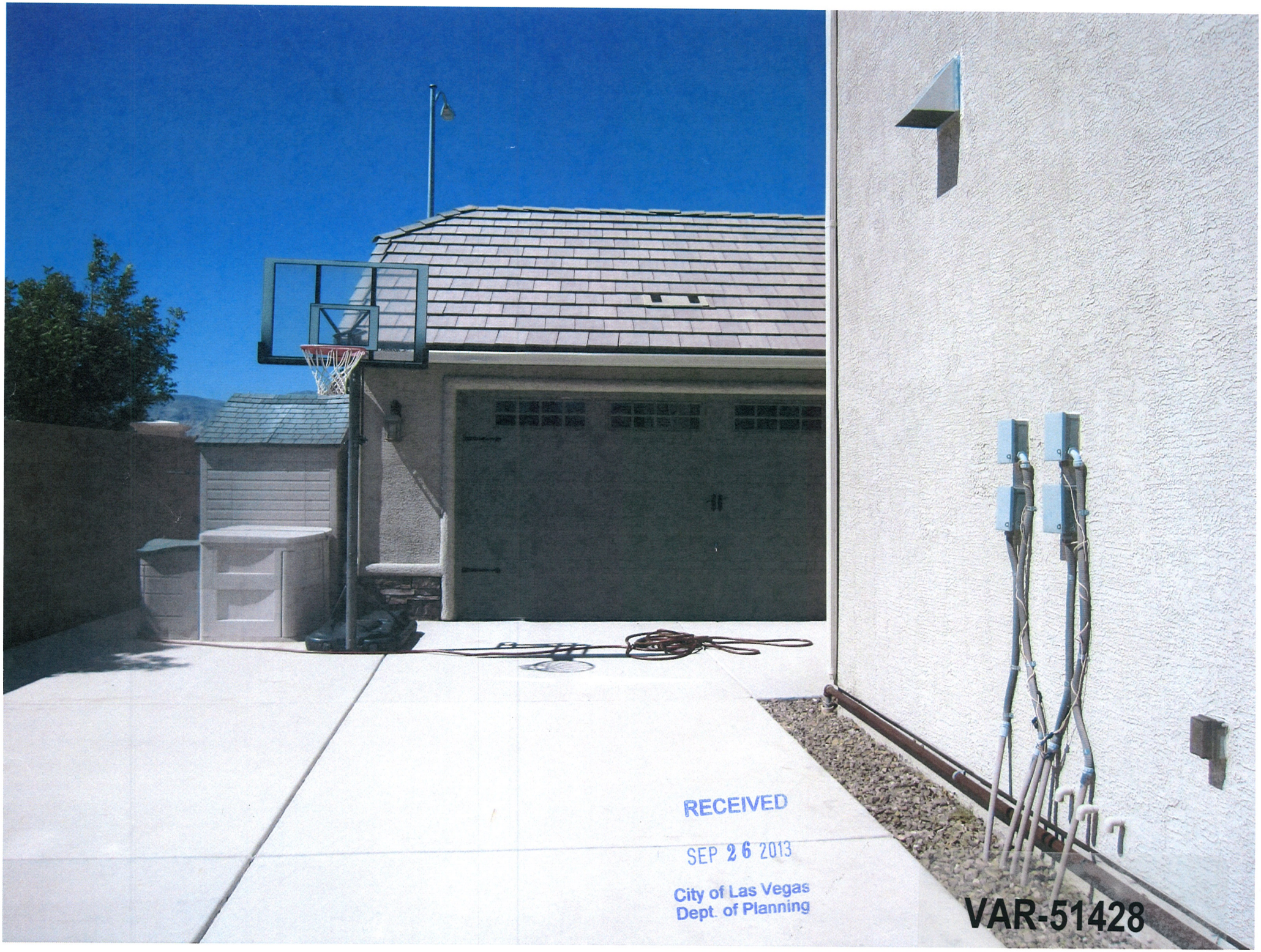

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Dept. of Planning
VAR-51428

LAMPLIGHT GLEN AT ROME
HOMEOWNERS ASSOCIATION

P.O. BOX 12117
LAS VEGAS, NV 89112
(702) 531-3382 FAX (702) 531-3392

ARCHITECTURAL REVIEW REQUEST FORM

APPLICATION DATE: 9/23/2013 TELEPHONE 702-279-2725

HOMEOWNERS NAME DAVID & Elizabeth Johnson

ADDRESS 10541 Ashlex Vale Street

I (we) hereby request approval for the following home improvement. Attached are complete plans of the proposed improvement. NOTE: Plans should include adequate information to render a decision, including, but not limited to, site plan with set-back information, drawings, utility information drainage plan, as well as information regarding the type of materials to be used and exterior colors. **An impact neighbor statement must also be attached.**

IMPROVEMENTS: We propose to enclose existing 2 car Garage and attache to home with a 13x18 addition between structures

START DATE: upon approval COMPLETION DATE: 120 days

CONTRACTOR: (Name, address, telephone & copy of contract and permit)

Petitioner Builder

****NOTE: YOU ARE RESPONSIBLE FOR ALL PERMITS AND ADHERENCE TO ALL MUNICIPALITY CODES AND SET BACKS.**

DO NOT WRITE BELOW THIS LINE

DATE RECEIVED: 9/24/13 DATE REVIEWED: 9/24/13

ADDITIONAL INFORMATION REQUIRED: YES / (NO)

DATE ADDITIONAL REQUESTED: _____ APPROVED: (YES) / NO

ADDITIONAL COMMENTS/CONDITIONS:

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Dept. of Planning

VAR-51428

LAMPLIGHT GLEN AT ROME HOMEOWNERS ASSOCIATION

NEIGHBOR AWARENESS SIGN-OFF FORM

On 7/23/2013 (DATE), DAVID & Elizabeth (NAME) submitted the attached plans for the installation of Garage enclosure addition to house (IMPROVEMENT).

These plans were made available to the neighbors and noted below for their review. The neighbors have been notified that we are submitting these plans to the Architectural Review Committee for approval.

Facing neighbor: Janusz Nowak (PRINT NAME) (SIGNATURE)
☐ Property Vacant
Address: 7244 Abbeville Meadows Ave Date: 9/24/13

Right side neighbor: Ronaldo Desmarinas (PRINT NAME) (SIGNATURE) 9/24/13
☐ Property Vacant
Address: 7259 Abbeville Meadows Ave Date: 9/24/13

Left side neighbor: JEFFREY WEITE (PRINT NAME) (SIGNATURE)
~~Property Vacant~~
Address: 6561 Ashley Vale ST. Date: 9/15/2013

Rear neighbor: None (PRINT NAME) (SIGNATURE)
☐ Property Vacant
Address: Street Date:

(SUBMITTER'S SIGNATURE)

NOTE: The *"Facing neighbor"* is the one most directly across the street in the front of your property; the *"Rear neighbor"* is the one most directly behind your property. The neighbors' approval is not necessarily a condition to your improvement/ modification being approved by the Architectural Committee. The intent is to advise your neighbors who own property within close proximity of your Lot and may be affected by your proposed improvements(s) by requiring their signatures above. No application will be considered complete until there is evidence that the immediate neighbors and any neighbor who may be affected have been made aware of this application.

NOTE: *All* signatures must be obtained prior to submitting plans for approval. Failure to obtain appropriate signatures may result in delays in the approval process.

INGROUND POOL AND SPA INSTALLATIONS REQUIRE WRITTEN APPROVAL FROM THE NEIGHBOR AFFECTED IF THE PROPOSED LOCATION OF THE POOL EQUIPMENT ADJACENT TO THE NEIGHBORS BEDROOM.

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Dept. of Planning

VAR-51428

6541 Ashley Vale Street, Las Vegas, NV 89131

September 23, 2013

City of Las Vegas
333 Rancho Drive
Las Vegas, NV 89109

Attn: Greg Kapovich
Planner
RE: 6541 ASHLEY VALE STREET
APN: 125-22-410-010
VARIANCE JUSTIFICATION LETTER

Dear Greg,
We respectfully request favorable consideration for the above referenced project application for a Variance Application.
The variance is to allow a 3 foot side yard setback where a 10 foot setback is required.

The project consists of converting the existing unusable accessory structure (garage) to habitable space for a home exercise room. The project also includes a 495 square foot game room addition that would connect to the existing unusable garage structure. The existing detached garage structure cannot be practically accessed by any of the family vehicles. Over 50% of the garage door is 10 feet from the existing residence. Due to the garage not being practical and safe for turning movements the adjacent area serves no practical purpose for our family needs and a game room addition is proposed.

The variance application is appropriate based on the following finding of facts;

a. The granting of the variance will be without substantial detriment to the public good.
b. The granting will be without substantial impairment of affected natural resources.
c. The intent and purpose of any ordinance or resolution will not be substantially impaired.
d. The use and value in the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
e. The variance request will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood.
f. The granting of such variance request shall be in harmony with the general purpose, goals, objectives and standards of the General Plan and of Title 19.
g. The variance request will be adequately served by and will not create an undue burden on any public improvements, facilities, or services.

Should you have any questions please give me a call at 702-279-2725.

BRENDON HAACKE
Notary Public, State of Nevada
Appointment No. 09-9361-1
My Appt. Expires Feb 1, 2017

Sincerely,

Betty Johnson
Elizabeth Johnson

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City of Las Vegas
Dept. of Planning

VAR-51428

STATE OF NEVADA,
COUNTY OF CLARK,
THIS INSTRUMENT WAS ACKNOWLEDGED BY ELIZABETH JOHNSON BEFORE ME ON SEPTEMBER, 26, 2013.
EXP. 02/01/2017

I have spoken with and been shown the proposed plans for the renovation/addition to the Johnson residence at 6541 Ashley Vale Street, Las Vegas, NV 89131. Lamplight Glen at Rome Lot 10 Block 1 I am a neighbor/homeowner and signing with my approval.

Jeffrey Weitz 6561 Ashley Vale St.

~~7245~~ Shenendoah Springs Ave (VACANT)

7230 Shenandoah Springs Ave

7210 Shenandoah Springs Ave Shemeh McComas

6560 Gardenside St.

7209 Abbeville Meadows

7229 Abbeville Meadows

7260 Shenandoah Springs Ave.

7239 Abbeville Meadows

6540 Gardenside St.

7244 and
7249 Abbeville Meadows

7234 Abbeville Meadows Ave. Ted Nowak

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VAR-51428

7259 7259
Rinaldo Dasmarinas - Abbeville Meadows Ave

Irene Lee
7220 Shenandoah Springs Ave - See attached letter

Craig Bowman 7235 Shenandoah Springs Ave - 89131

Patrick Reid 7240 Shenandoah Spring Ave

Rinaldo Mapalla 7250 Shenandoah Springs Ave

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City of Las Vegas
Dept. of Planning

VAR-51428

To Whom it may Concern:

This is to confirm that we are in agreement with Elizabeth Johnson, aka Betty Johnson for their garage renovation/addition at their home at 6541 Ashley Vale Street, Las Vegas.

We hope that you grant them their application for a permit.

Yours truly,

--
Irene Lee and Vernon Wong
Owners
7220 Shenandoah Spring Avenue
Las Vegas, Nevada
(Lamplight Glen at Rome)

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City of Las Vegas
Dept. of Planning

VAR-51428

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

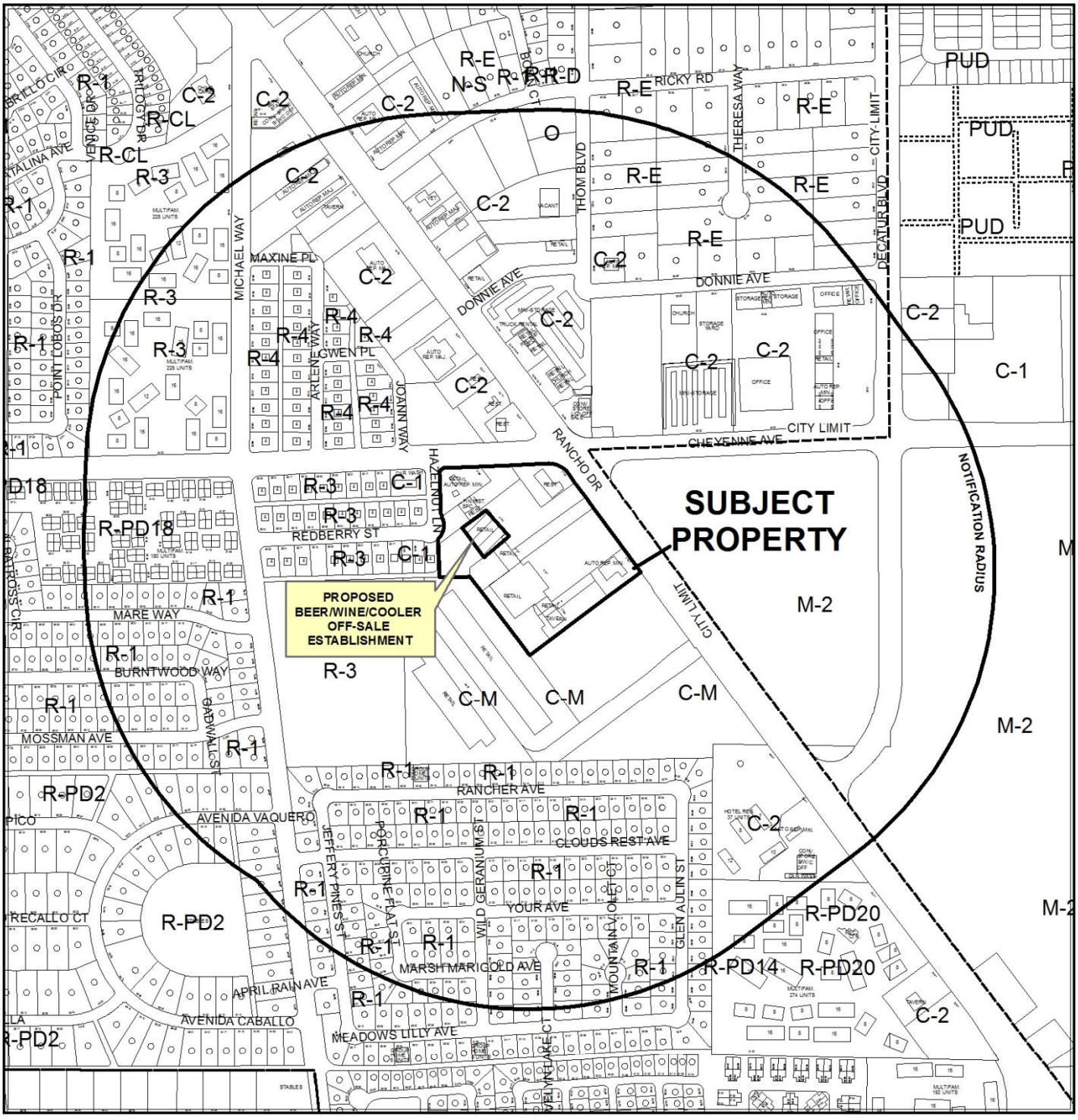
SUBJECT:
SUP-51180 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT 99¢ ONLY STORE - OWNER: Burns Family SURVIVING SPOUSE"S TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 19,261 SQURE-FOOT RETAIL ESTABLISHMENT WITH A WAIVER TO ALLOW AN APPROXIMATE 249-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 3141 North Rancho Drive (APN 138-13-511-005), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



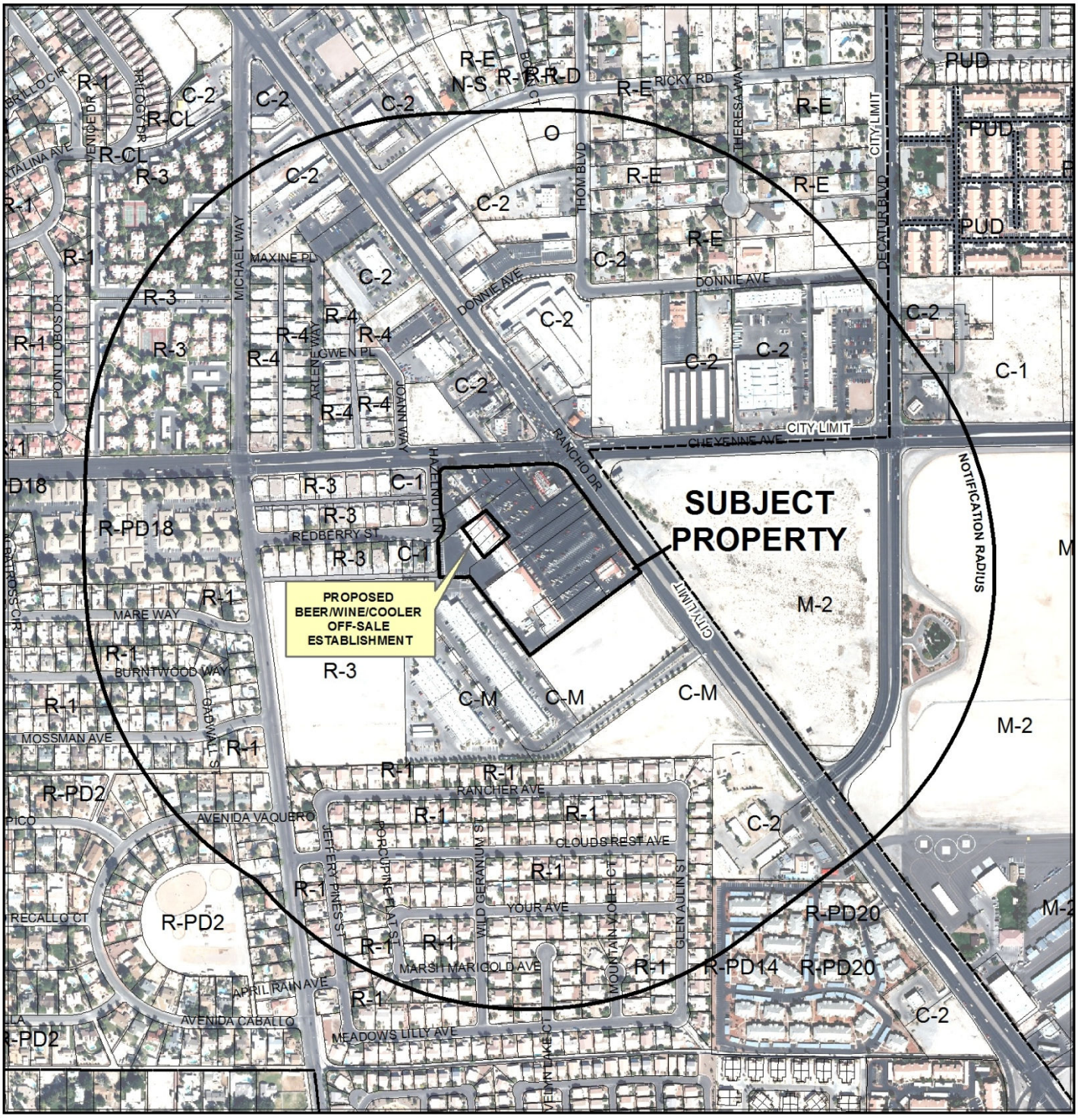
CASE: **SUP-51180**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 400 800 Feet

N



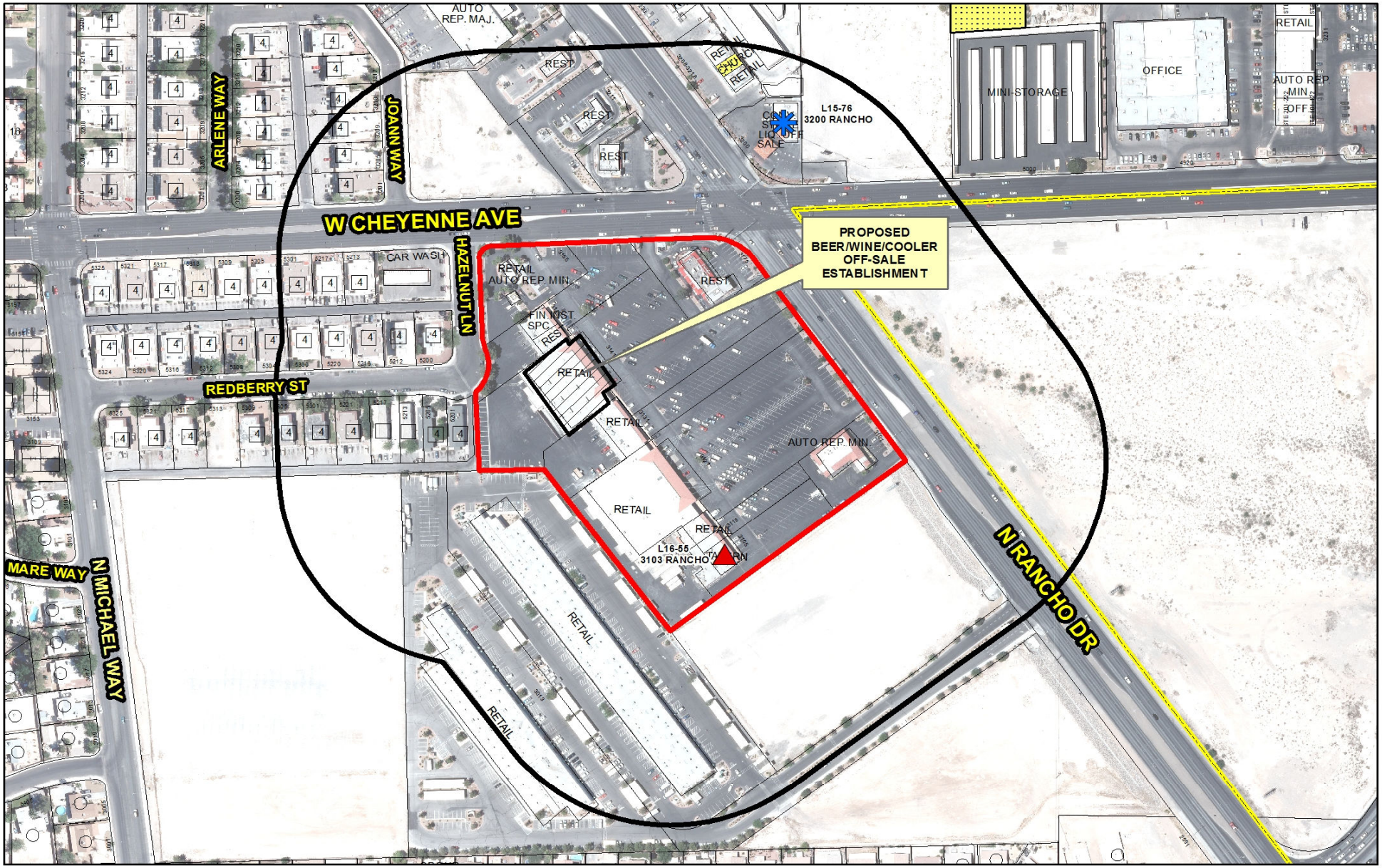
CASE: **SUP-51180**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 400 800
Feet

N



SUP-51180

Beer/Wine/Cooler Off-Sale Establishment

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Supper Club/ Restaurant Service Bar
- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, September 26, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-51180** APN: 138-13-511-005

Name of Property Owner: Burns Family Surviving Spouse's Trust, Martin Burns Trustee

Name of Applicant: 99¢ Only Stores

Name of Representative: Kolesar & Leatham Attn: Benjamin J. Volmer, Esq.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Martin Burns

Print Name: Martin Burns

Subscribed and sworn before me

This 13 day of June, 2013

Notary Public in and for said County and State

W. MCCAUGHEY JR.
Commission # 2021781
Notary Public - California
Los Angeles County
My Comm. Expires

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SEP 11 2013
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: 99¢ Only Stores

Project Address (Location) 3141 N. Rancho Blvd., Las Vegas, NV 89130

Project Name 99¢ Only Stores **Proposed Use** Beer/Wine/Cooler Establishment

Assessor's Parcel #(s) 138-13-511-005 **Ward #** 5

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed C-2

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.38 **Lots/Units** _____ **Density** _____

Additional Information The Applicant desires to add beer and wine sales to existing grocery/retail business.

PROPERTY OWNER Burns Family Surviving Spouse's Trust **Contact** Martin Burns

Address 24910 John Fremont Road **Phone:** 818-8882511 **Fax:** 818-334-5177

City Hidden Hills **State** CA **Zip** 91302

E-mail Address _____

APPLICANT 99¢ Only Stores **Contact** Alfonso Gomez

Address 4000 Union Pacific Ave. **Phone:** 323-881-9950 **Fax:** _____

City City of Commerce **State** CA **Zip** 90023

E-mail Address AlfonsoG@99only.com

REPRESENTATIVE Kolesar & Leatham **Contact** Benjamin J. Volmer, Esq.

Address 400 S. Rampart Blvd., Suite 400 **Phone:** 702-362-7800 **Fax:** 702-362-9472

City Las Vegas **State** NV **Zip** 89145

E-mail Address bvolmer@klnevada.com

Property Owner Signature* Martin Burns

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Martin Burns

Subscribed and sworn before me

This 13 day of June, 20 13.

Notary Public in and for said County and State

M. MCCAUGHEY JR.
Commission # 2021701
Notary Public - California
Los Angeles County
My Comm. Expires Apr 23, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-51180
Meeting Date:	11/12/B
Total Fee:	$1280.-
Date Received:*	9/10/13
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

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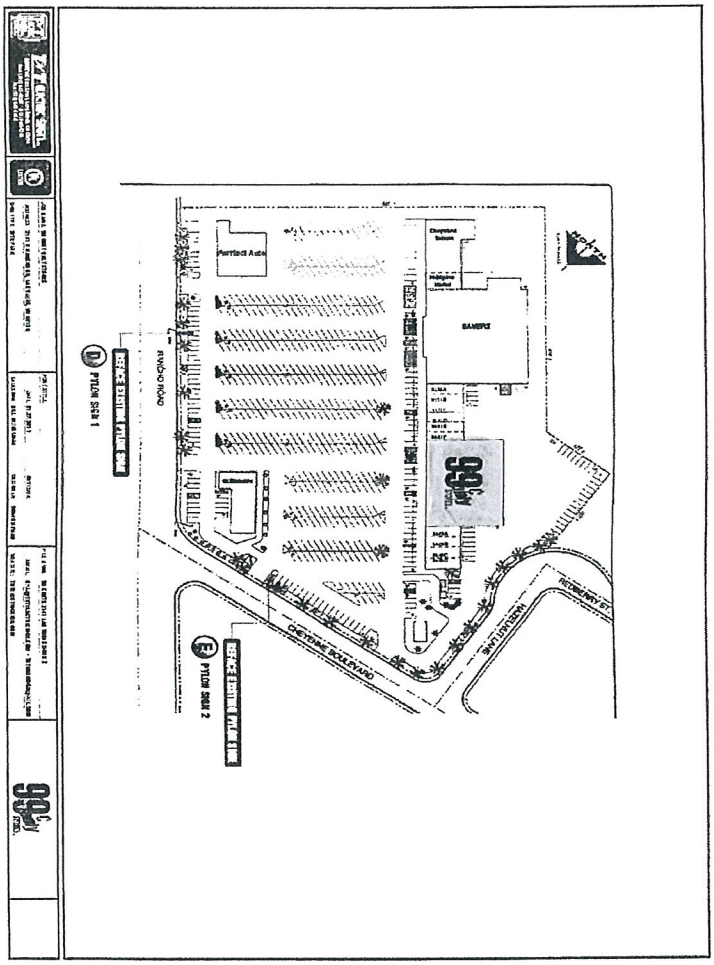
City of Las Vegas
Department of Planning

EXHIBIT "D" (CONT.)



[END EXHIBIT "D"]

SUP-51180

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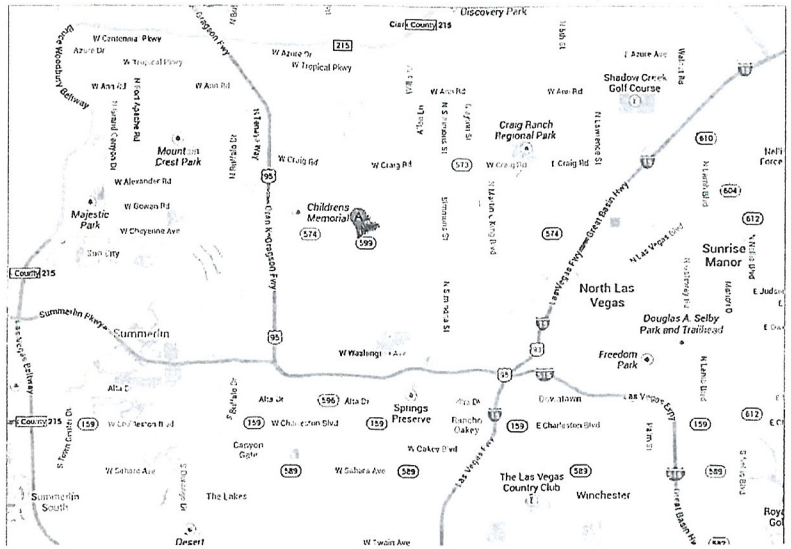
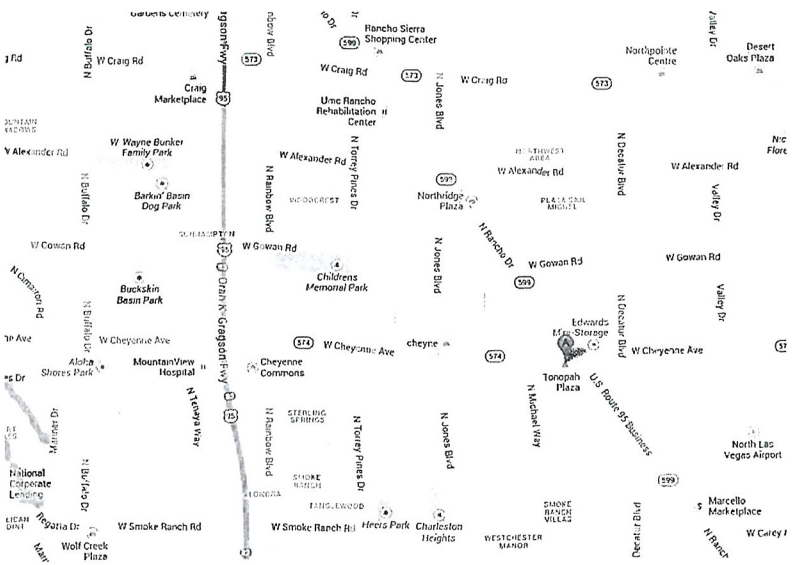
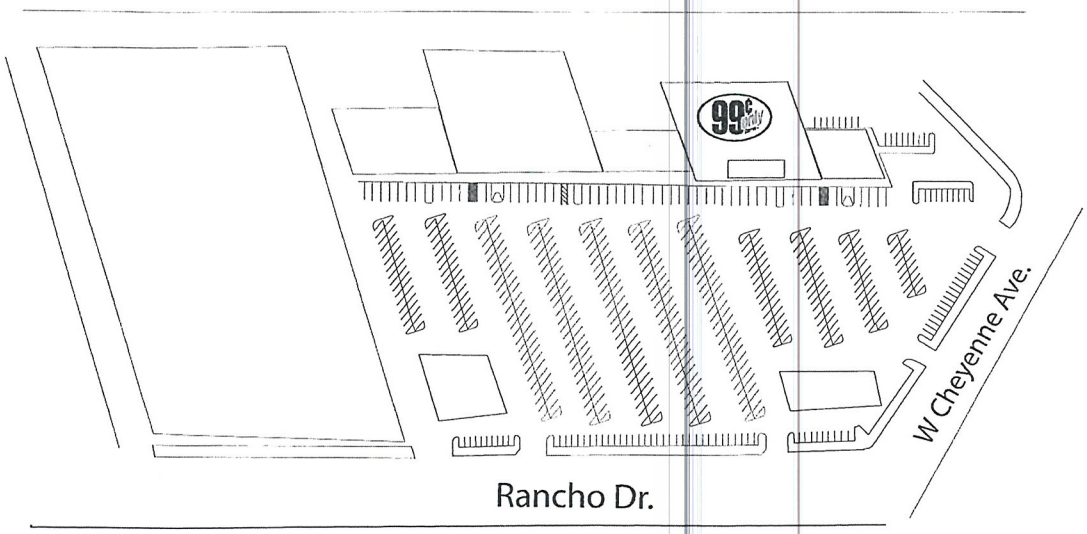
99¢ Only Stores #333 - Las Vegas Rancho

3141 N. Rancho Drive Las Vegas, NV. 89130





North Site Plan



RECEIVED
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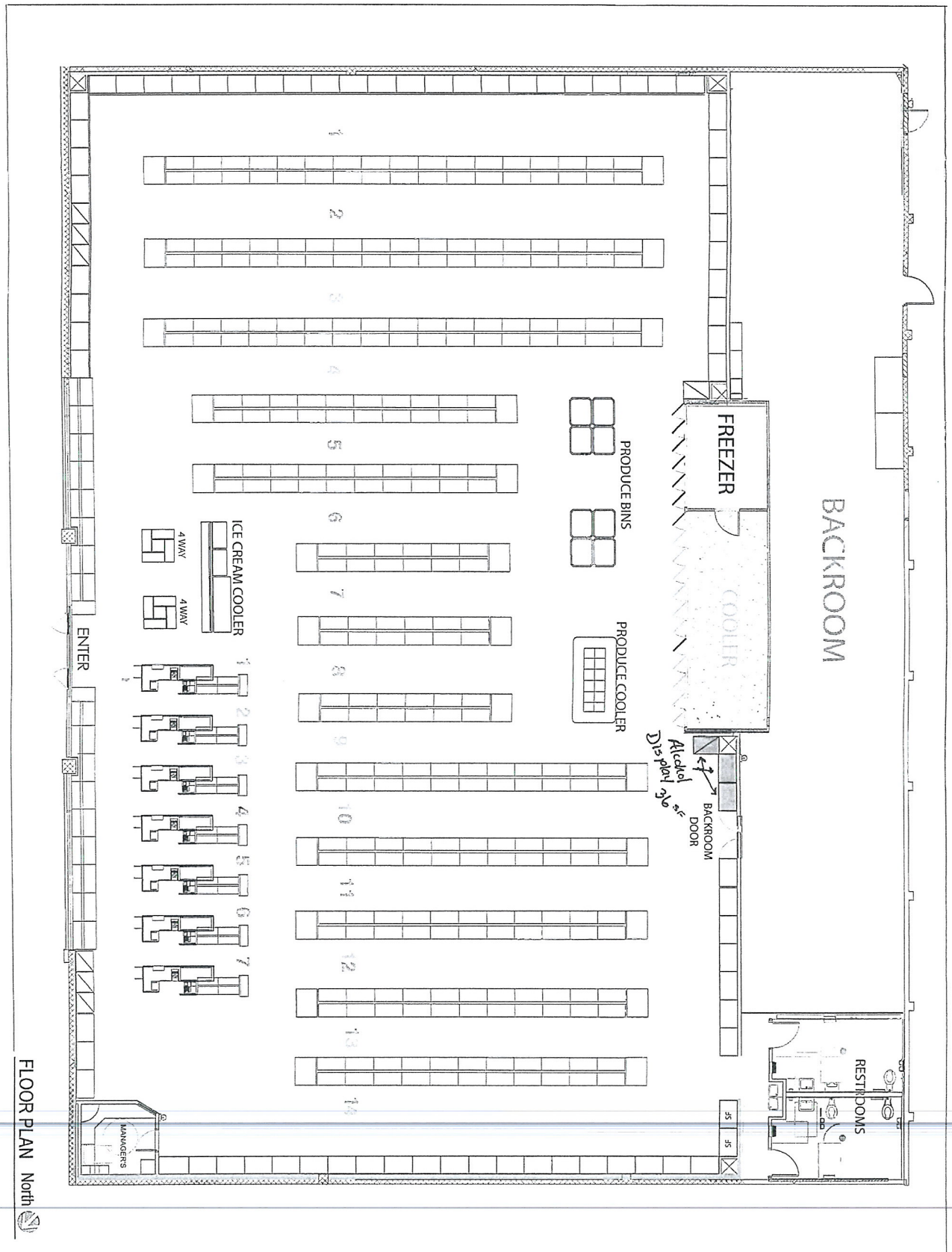
SUP-51180



TOTAL FLOOR AREA	99¢ ONLY STORES - LAS VEGAS RANCHO	
SALES FLOOR AREA - 14,658 SF NON SALES AREA - 4,603 SF TOTAL GLA - 19,261 SF	**STORE # 333** 3141 N RANCHO DRIVE LAS VEGAS, NV 89130	

SUP-51180

RECEIVED
SEP 10 2013

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800

klnevada.com

September 10, 2013

Via Hand Delivery

City of Las Vegas
Department of Planning & Development
333 North Rancho Drive
Las Vegas, NV 89106

Re: Special Use Permit Application

Proposed Use: Beer/Wine/Cooler Off-Sale Establishment
Applicant: 99¢ Only Stores
Business: 99¢ Only Stores @ 3141 N. Rancho Dr., Las Vegas, NV 89130
APN: 138-13-511-005

Dear Sir/Madam:

This firm represents 99¢ Only Stores (the "Applicant") at the above-referenced business location (the "Business") with respect to liquor licensing matters in Nevada. The Applicant is applying for a Special Use Permit to allow the sale of alcoholic beverages limited to beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises. Enclosed for processing please find the following documents:

1) Application/Petition;
2) Statement of Financial Interest;
3) Grant Deed and Legal Description;
4) Pre-Application Meeting Notes;
5) Development Impact Notice and Assessment;
6) Assessor Parcel Map;
7) Site and Floor Plans; and
8) Check in the amount of $1,280 payable to the City of Las Vegas.

Please note that we have confirmed that the religious institution known as The Potter's House, previously located in the strip mall to the northwest of the Business is no longer in operation. As such, we do not believe that a waiver of the distance separation between the Business and the former religious institution is necessary.

The Applicant is a unique discount retailer offering excellent values on a wide selection of quality food and basic household items, and is located within a shopping center. The Applicant desires to add beer, wine and cooler sales for off-premises consumption to its existing grocery and

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City of Las Vegas
Department of Planning

SUP-51180

retail business, as permitted with a Package Beer/Wine/Cooler Off-Sale License pursuant to Las Vegas Municipal Code 6.50.060.

The addition of beer, wine and coolers for off-premises consumption at the Business will not negatively impact or affect the environment or character of the immediate community. The Business is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverage products for off-premises consumption. The Business has implemented and will adhere to strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the premises or in the parking area.

Further, the proposed use of beer, wine and coolers for off-premises consumption is consistent with the existing land uses in the immediate vicinity. The Business will continue to provide a benefit to the community and the neighboring businesses in the surrounding area. As an anchor tenant and nationally recognized brand, the Business draws vital customer traffic to the neighboring businesses in the community. The Applicant has enclosed a floor plan which includes an outline of the initial area dedicated for the display of beer, wine and cooler beverages. Further, the addition of beer, wine and cooler sales to the Applicant's Business would demonstrate a uniform presence for 99¢ Only Stores in the community by providing similar goods that will soon be offered at numerous other Nevada 99¢ Only Stores.

The proposed beer/wine/cooler off-sale establishment use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. The site provides adequate pedestrian and vehicle ingress/egress to and from the Rancho Drive and W. Cheyenne Ave. Please note that the Business is open seven days a week from 7:00 a.m. to 10:00 p.m. and employs approximately 25 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Benjamin J. Volmer, Esq.

BJV:dms
Enclosures - as stated
cc: Michael B. Green, Esq. (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
Jonathan J. Winn, Esq. (w/o encls.)

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City of Las Vegas
Department of Planning

SUP-51180

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

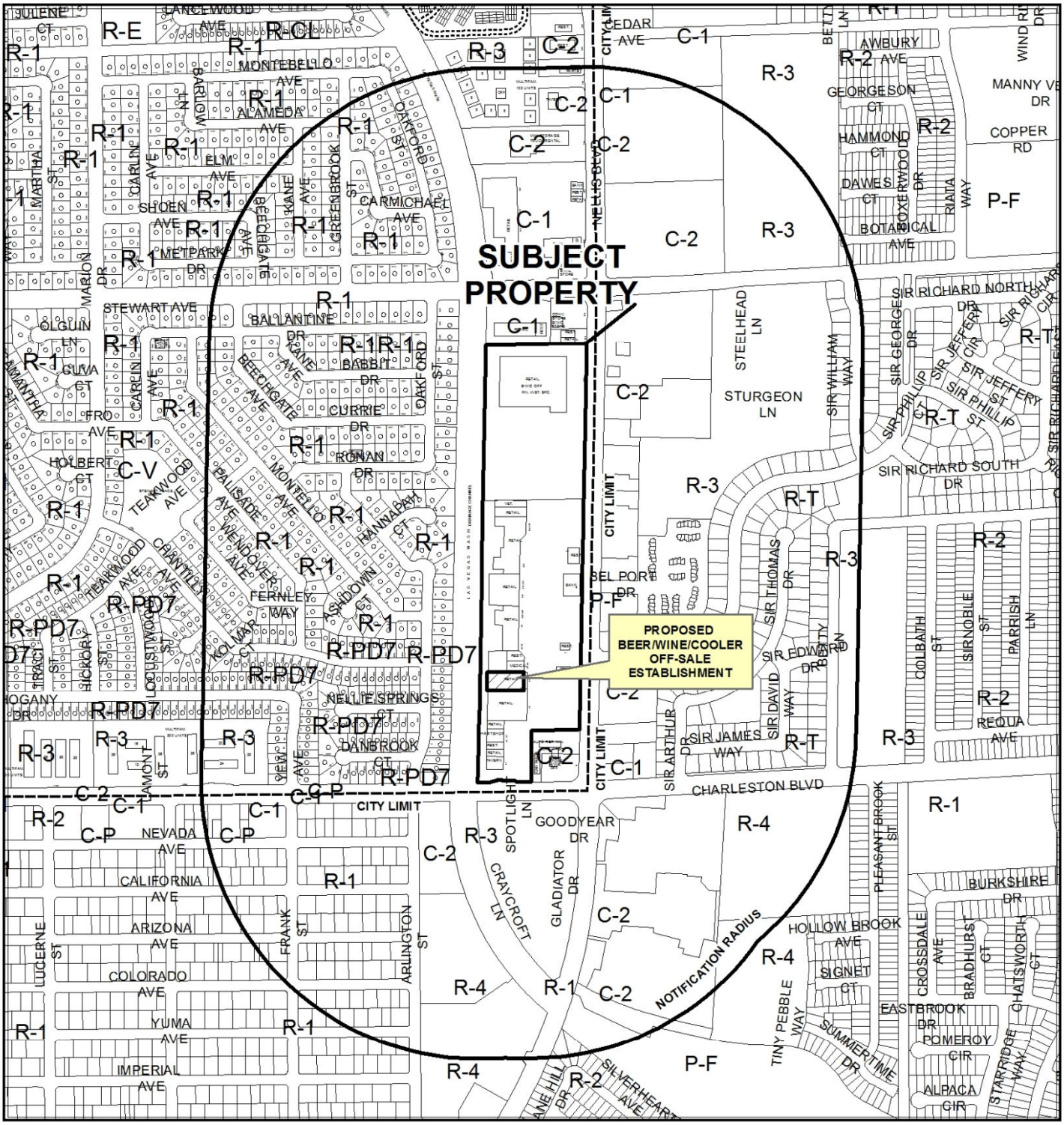
SUBJECT:
SUP-51181 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT 99¢ ONLY STORE- OWNER: WRI CHARLESTON COMMONS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 24,574 SQURE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED at 45 North Nellis Boulevard (APN 140-32-802-007), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



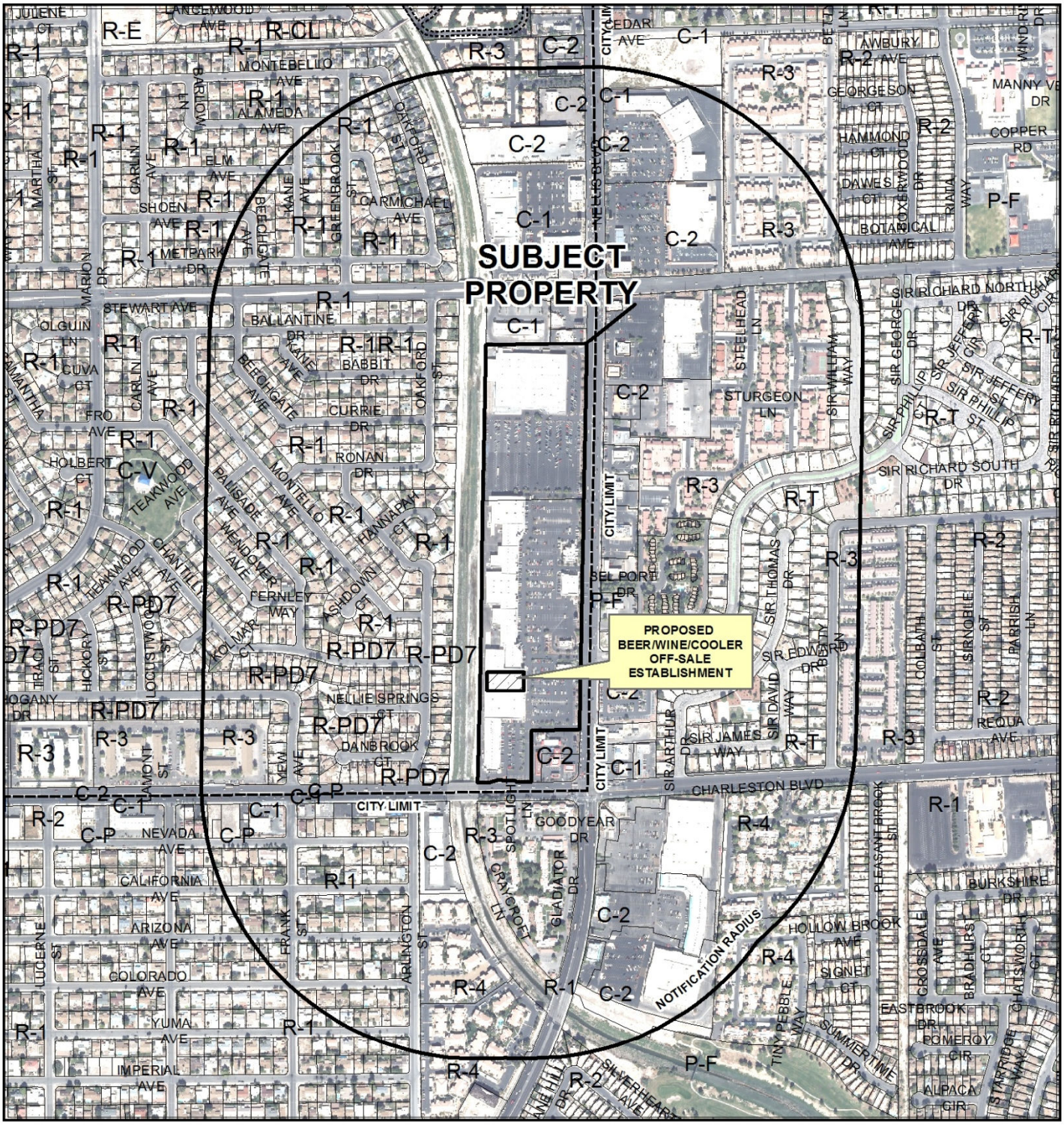
CASE: **SUP-51181**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 500 1,000 Feet

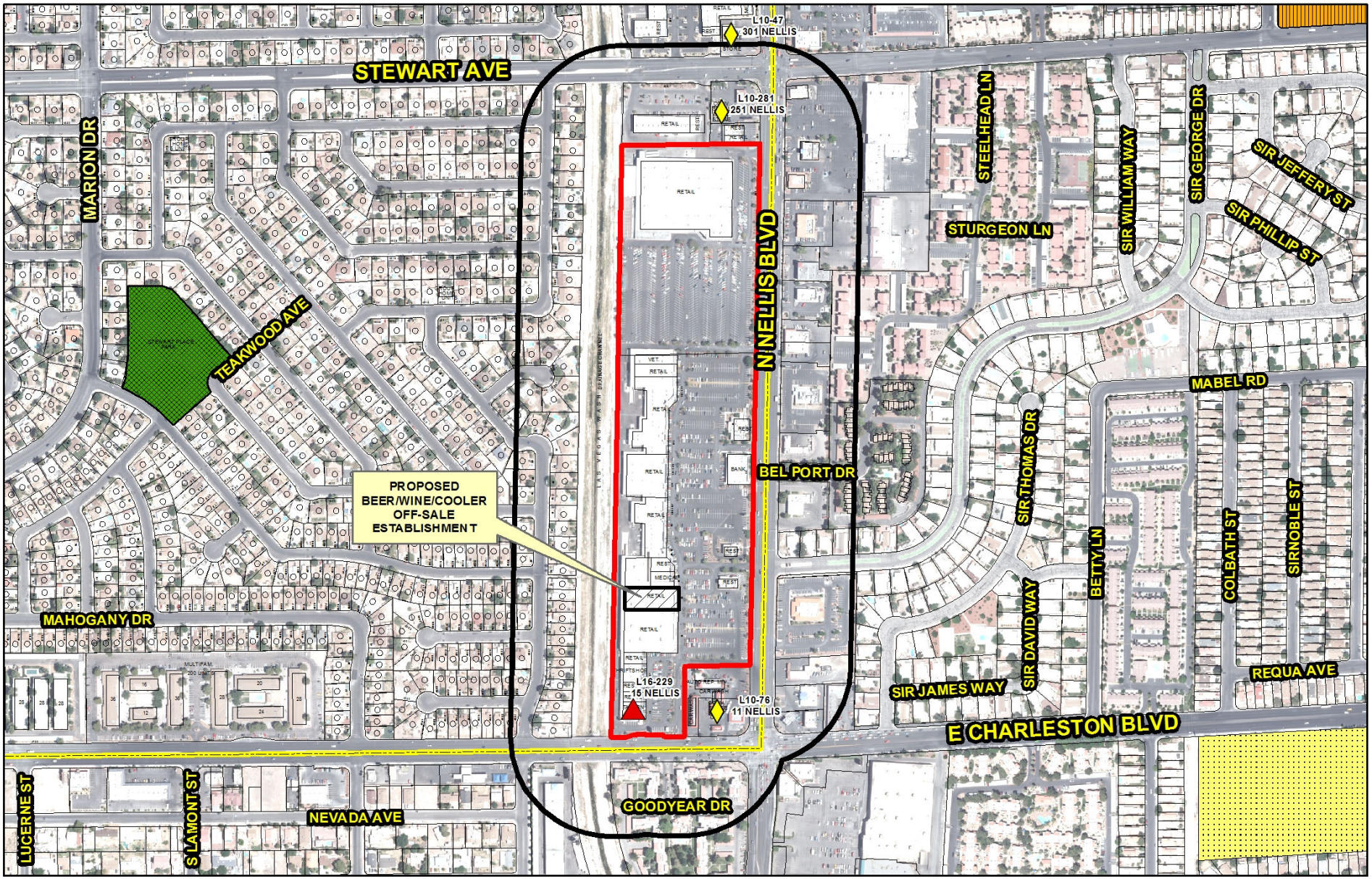
N



CASE: **SUP-51181**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



SUP-51181

Beer/Wine/Cooler Off-Sale Establishment

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Supper Club/ Restaurant Service Bar
- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, September 26, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-51181** APN: 140-32-802-007

Name of Property Owner: WRI Charleston Commons, LLC

Name of Applicant: 99¢ Only Stores

Name of Representative: Kolesar & Leatham Attn: Benjamin J. Volmer, Esq.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: [signature]

Print Name: Joe D. Shafer
Sr. Vice President

Subscribed and sworn before me

This 10th day of July, 2013

[signature]
Notary Public in and for said County and State

ALISON K SPENCER
Notary Public, State of Texas
My Commission Expires
JANUARY 19, 2017

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Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

SEP 11 2013

City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: 99¢ Only Stores

Project Address (Location) 45 Nellis Blvd., Las Vegas, NV 89110

Project Name 99¢ Only Stores **Proposed Use** Beer/Wine/Cooler Establishment

Assessor's Parcel #(s) 140-32-802-007 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed C-1

Commercial Square Footage 17.62 **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information The Applicant desires to add beer and wine sales to existing grocery store business.

PROPERTY OWNER WRI Charleston Commons, LLC c/o Weingarten Realty **Contact** Alison Spencer

Address 2600 Citadel Plaza Drive, Suite 125 **Phone:** _____ **Fax:** _____

City Houston **State** TX **Zip** 77008

E-mail Address _____

APPLICANT 99¢ Only Stores **Contact** Alfonso Gomez

Address 4000 Union Pacific Ave. **Phone:** 323-881-9950 **Fax:** _____

City City of Commerce **State** CA **Zip** 90023

E-mail Address AlfonsoG@99only.com

REPRESENTATIVE Kolesar & Leatham **Contact** Benjamin J. Volmer, Esq.

Address 400 S. Rampart Blvd., Suite 400 **Phone:** 702-362-7800 **Fax:** 702-362-9472

City Las Vegas **State** NV **Zip** 89145

E-mail Address bvolmer@klnevada.com

Property Owner Signature* By _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Joe D. Shafer Sr. Vice President

Subscribed and sworn before me

This 10th day of July, 20 13.

_____

Notary Public in and for said County and State

ALISON K SPENCER
Notary Public, State of Texas
My Commission Expires
JANUARY 19, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-51181
Meeting Date:	11/12/13
Total Fee:	1280.-
Date Received:*	9/10/13
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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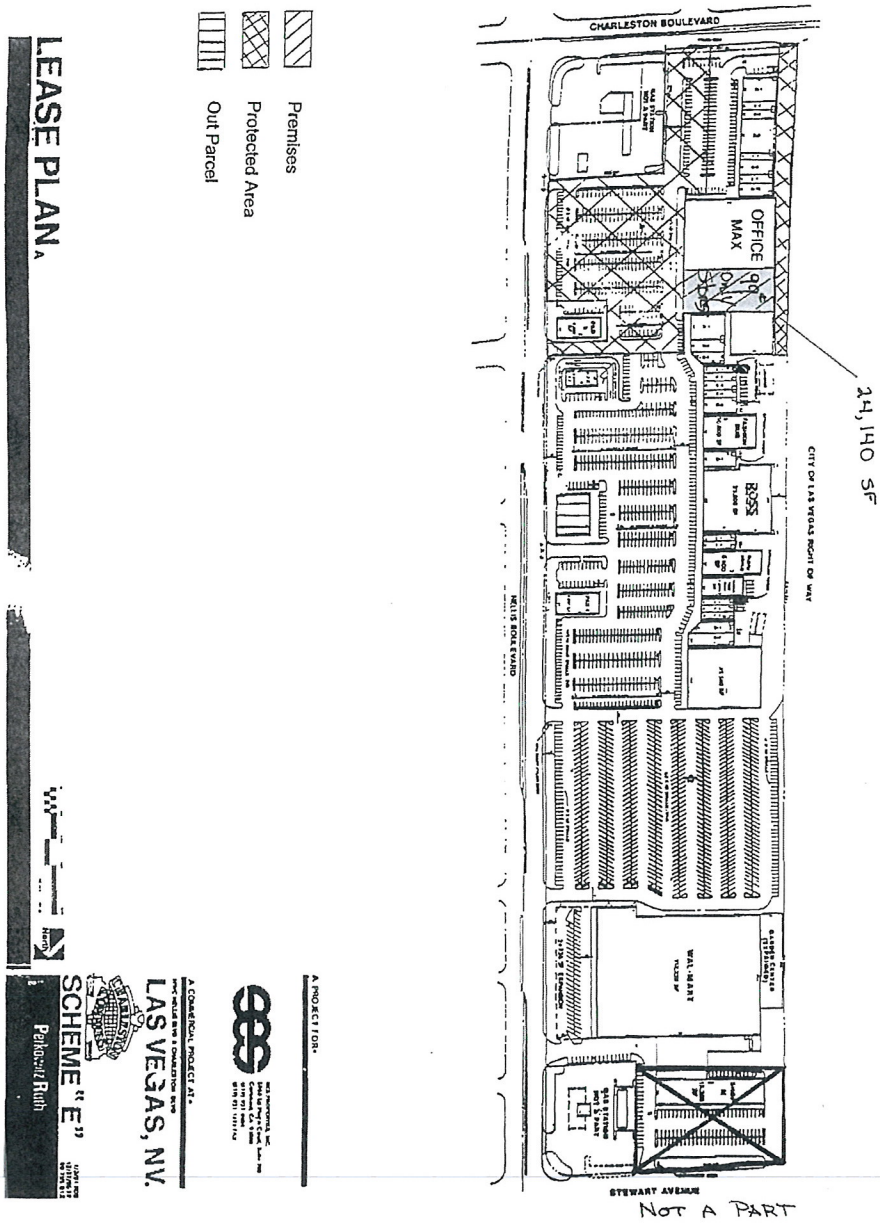
#0105 L.V.-NELLIS

45 North Nellis Blvd., Las Vegas, NV 89110

EXHIBIT "A"

Site Plan

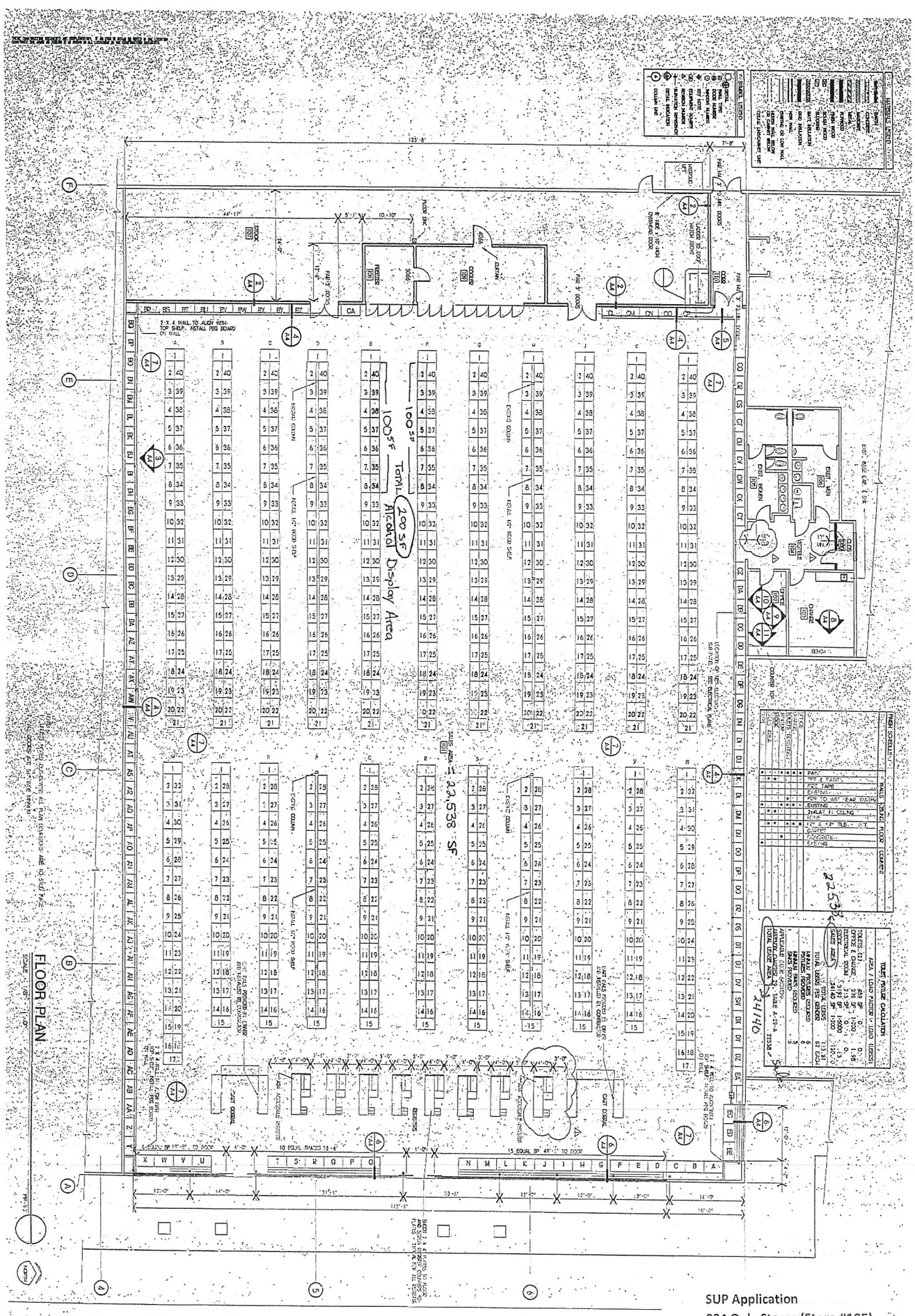


SUP-51181

Store #105
E:\99CentStores\nellis99-ls10.doc

Initials
RJS HG AF

SUP Application
99¢ Only Stores (Store #105)
45 N. Nellis Blvd.
Las Vegas, NV 89110
APN 140-32-802-007



A1

99 Cent Only Store #LV2
45 NORTH NELLIS LAS VEGAS, NEVADA
FLOOR PLAN
24,140 TOTAL LEASE AREA

SUP Application
99¢ Only Stores (Store #105)
45 N. Nellis Blvd.
Las Vegas, NV 89110
APN 140-32-802-007

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SUP-51181

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800

klnevada.com

September 9, 2013

Via Hand Delivery

City of Las Vegas
Department of Planning & Development
333 North Rancho Drive
Las Vegas, NV 89106

Re: Special Use Permit Application
Proposed Use: Beer/Wine/Cooler Off-Sale Establishment
Applicant: 99¢ Only Stores
Business: 99¢ Only Stores @ 45 N. Nellis Blvd., Las Vegas, NV 89110
APN: 140-32-802-007

Dear Sir/Madam:

This firm represents 99¢ Only Stores (the "Applicant") at the above-referenced business location (the "Business") with respect to liquor licensing matters in Nevada. The Applicant is applying for a Special Use Permit to allow the sale of alcoholic beverages limited to beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises. In that regard, enclosed for processing please find the following documents:

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City of Las Vegas
Department of Planning

1) Application/Petition;
2) Statement of Financial Interest;
3) Grant Deed and Legal Description;
4) Pre-Application Meeting Notes;
5) Development Impact Notice and Assessment;
6) Assessor Parcel Map;
7) Site and Floor Plans; and
8) Check in the amount of $1,280 payable to the City of Las Vegas.

The Applicant is a unique discount retailer offering excellent values on a wide selection of quality food and basic household items. The Applicant has been a long-time tenant of the Charleston Commons Shopping Center. The Applicant desires to add beer, wine and cooler sales for off-premises consumption to its existing grocery and retail business, as permitted with a Package Beer/Wine/Cooler Off-Sale License pursuant to Las Vegas Municipal Code 6.50.060.

The addition of beer, wine and coolers for off-premises consumption at the Business will not negatively impact or affect the environment or character of the immediate community. The Business is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic

SUP-51181

beverage products for off-premises consumption. The Business has implemented and will adhere to strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the premises or in the parking area.

Further, the proposed use of beer, wine and coolers for off-premises consumption is consistent with the existing land uses in the immediate vicinity. The Business will continue to provide a benefit to the community and the neighboring businesses in the surrounding area. As an anchor tenant and nationally recognized brand, the Business draws vital customer traffic to the neighboring businesses in the community. The Applicant has enclosed a floor plan which includes an outline of the initial area dedicated for the display of beer, wine and cooler beverages. Further, the addition of beer, wine and cooler sales to the Applicant's Business would demonstrate a uniform presence for 99¢ Only Stores in the community by providing similar goods that will soon be offered at numerous other Nevada 99¢ Only Stores.

The proposed beer/wine/cooler off-sale establishment use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. The site provides adequate pedestrian and vehicle ingress/egress to and from the Charleston Commons Shopping Center in which the Business is located, from Charleston Blvd. and Nellis Blvd., as well as from Stewart Avenue at the far north entrance of the Charleston Commons Shopping Center. Please note that the Business is open seven days a week from 7:00 a.m. to 10:00 p.m. and employs approximately 40 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Benjamin J. Volmer, Esq.

BJV:dms
Enclosures - as stated
cc: Michael B. Green, Esq. (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
Jonathan J. Winn, Esq. (w/o encls.)

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SEP 11 2013
Department of Planning

SUP-51181

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

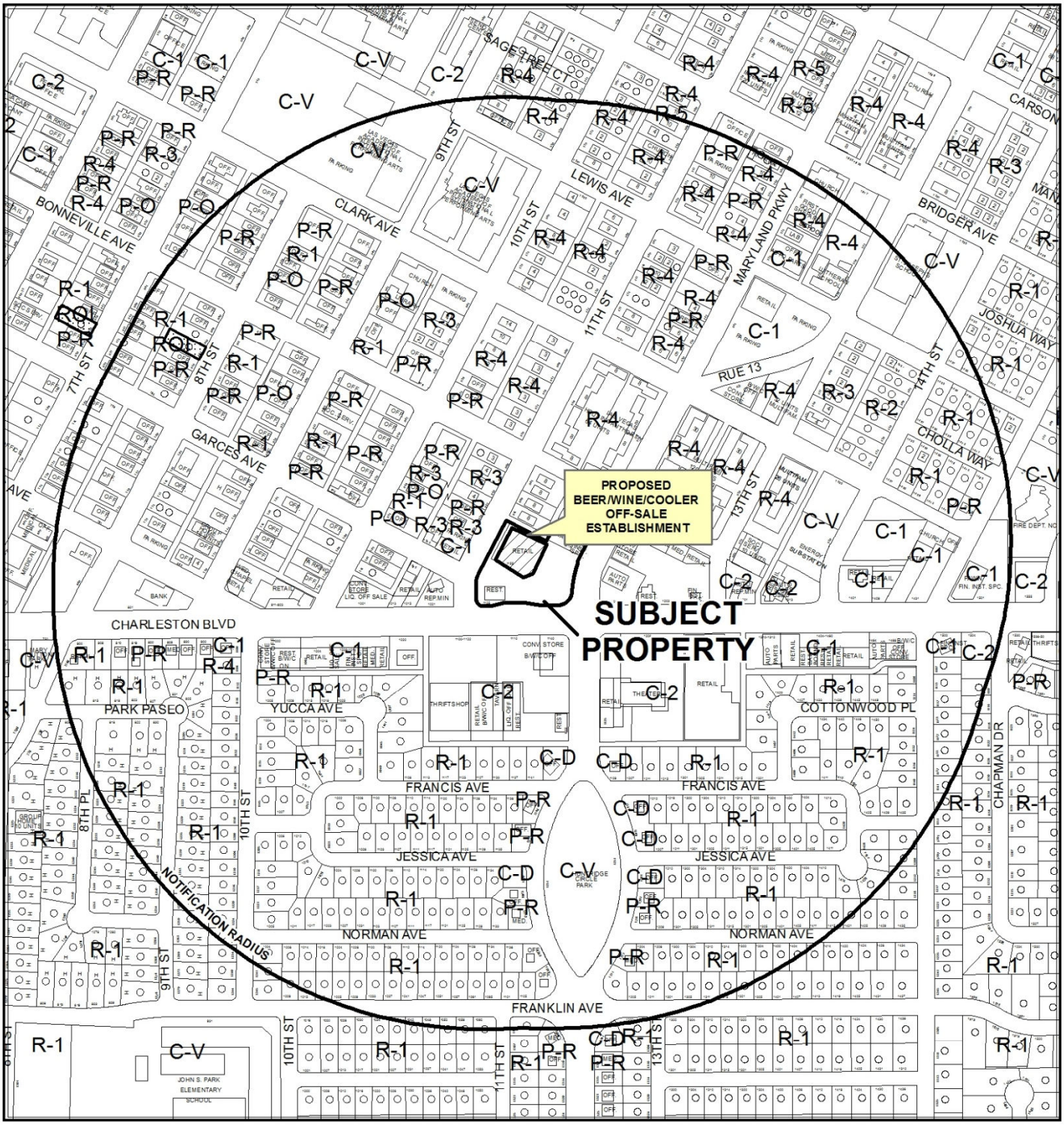
SUBJECT:
SUP-51183 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 99¢ ONLY STORE - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 18,140 SQURE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED at 1155 East Charleston Boulevard (APN 139-34-801-002), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-51183**

RADIUS: 1500FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 400 800
Feet

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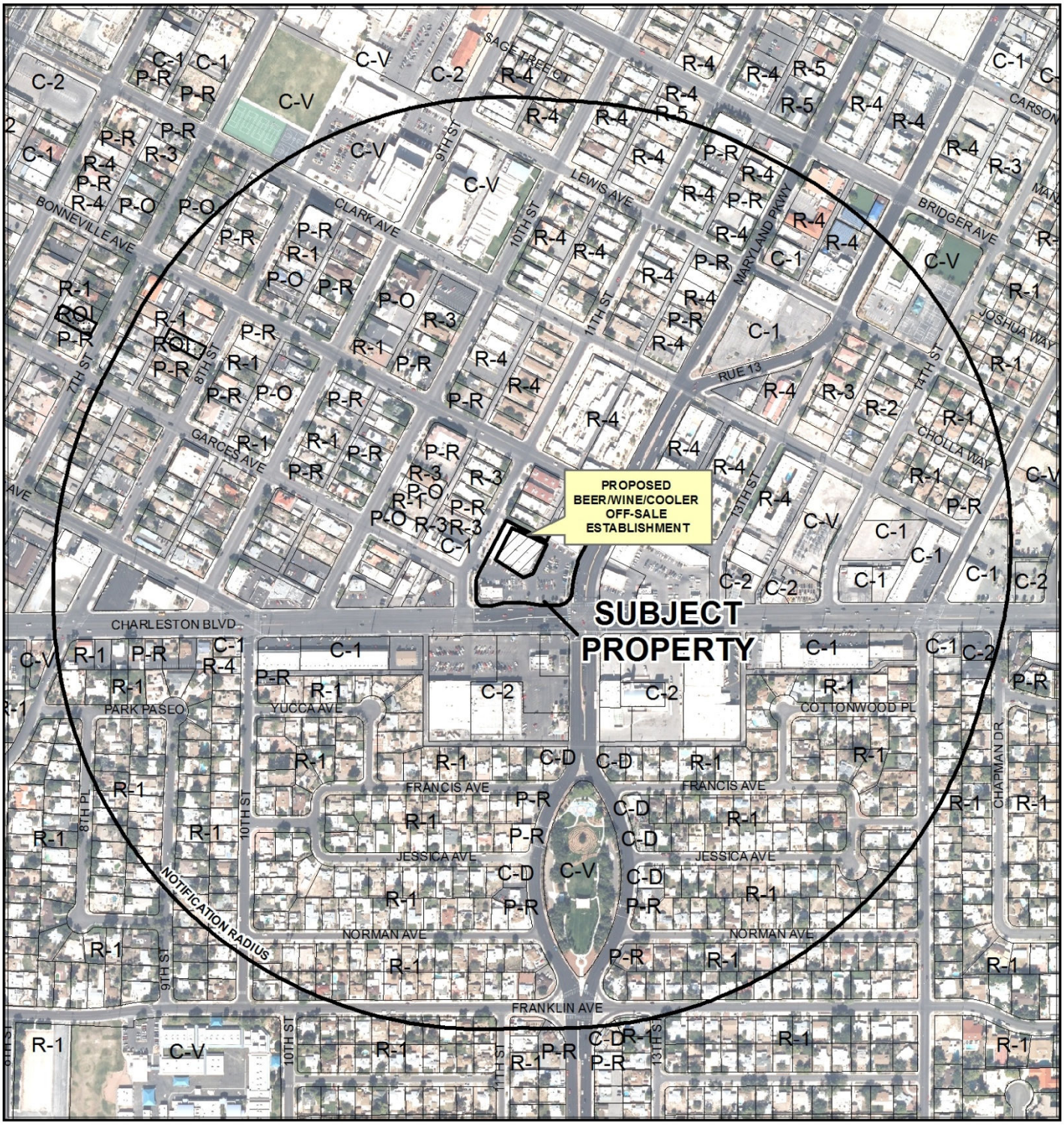


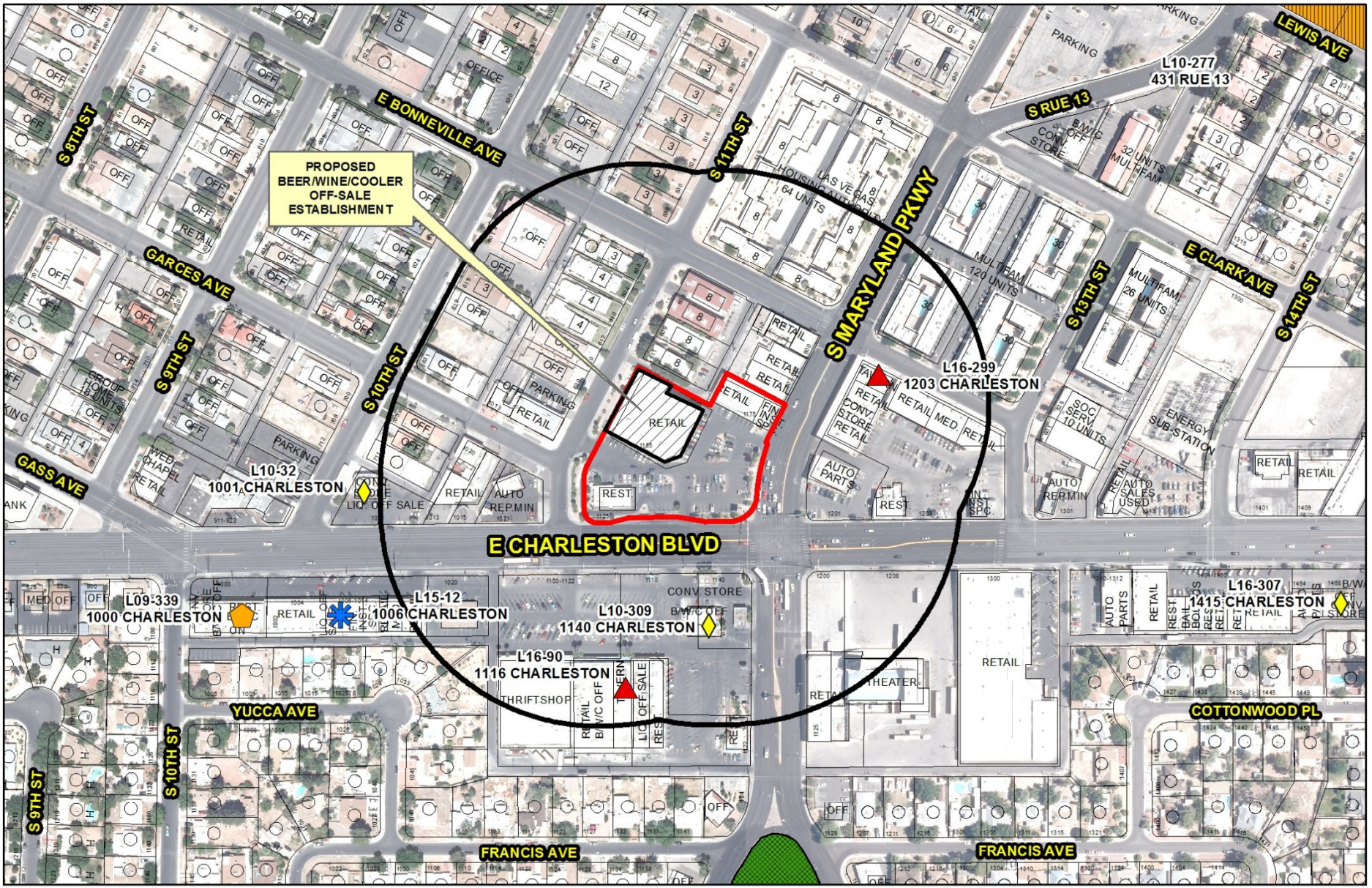
CASE: **SUP-51183**

RADIUS: 1500FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 400 800
Feet

N



SUP-51183

Beer/Wine/Cooler Off-Sale Establishment

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler Off-Sale
- Package Liquor Off-Sale
- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, September 26, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-51183** APN: 139-34-801-002

Name of Property Owner: 99¢ Only Stores

Name of Applicant: 99¢ Only Stores

Name of Representative: Kolesar & Leatham Attn: Benjamin J. Volmer, Esq.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Michael B. Green

Subscribed and sworn before me

This 6th day of May, 2013

Dianne M. Sheridan

Notary Public in and for said County and State

DIANNE M. SHERIDAN
Notary Public State of Nevada
No. 06-108826-1
My appt. exp. July 26, 2014

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SEP 1 1 2013

City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: 99¢ Only Stores

Project Address (Location) 1155 E. Charleston Blvd., Las Vegas, NV 89104

Project Name 99¢ Only Stores **Proposed Use** Beer/Wine/Cooler Establishment

Assessor's Parcel #(s) 139-34-801-002 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed C-2

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 1.97 **Lots/Units** _____ **Density** _____

Additional Information The Applicant desires to add beer and wine sales to existing grocery store business.

PROPERTY OWNER 99¢ Only Stores **Contact** Alfonso Gomez

Address 4000 Union Pacific Ave. **Phone:** 323-881-9950 **Fax:** _____

City City of Commerce **State** CA **Zip** 90023

E-mail Address AlfonsoG@99only.com

APPLICANT 99¢ Only Stores **Contact** Alfonso Gomez

Address 4000 Union Pacific Ave. **Phone:** 323-881-9950 **Fax:** _____

City City of Commerce **State** CA **Zip** 90023

E-mail Address AlfonsoG@99only.com

REPRESENTATIVE Kolesar & Leatham **Contact** Benjamin J. Volmer, Esq.

Address 400 S. Rampart Blvd., Suite 400 **Phone:** 702-362-7800 **Fax:** 702-362-9472

City Las Vegas **State** NV **Zip** 89145

E-mail Address bvolmer@klnevada.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Michael B. Green

Subscribed and sworn before me

This 6th day of May, 2013.

Dianne M. Sheridan

Notary Public in and for said County and State

DIANNE M. SHERIDAN
Notary Public State of Nevada
No. 06-108826-1
My appt. exp. July 26, 2014

Revised 10/27/08

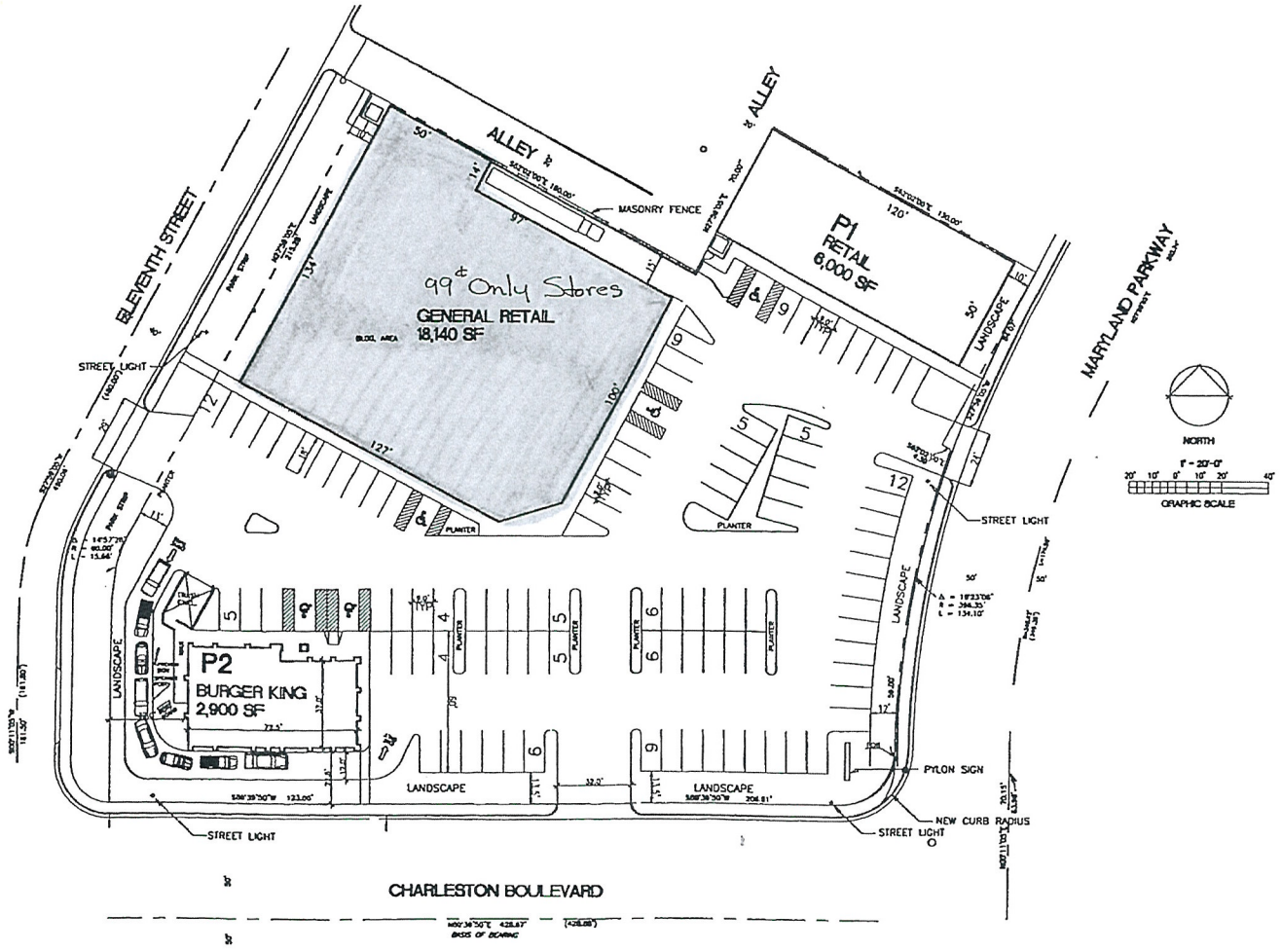
FOR DEPARTMENT USE ONLY

Case #	SUP-51183
Meeting Date:	11/12/13
Total Fee:	1280.-
Date Received:*	9/10/13
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

99¢ Only Stores - Store #143
1155 E. Charleston Boulevard
Las Vegas, NV 89109
APN 139-34-801-002



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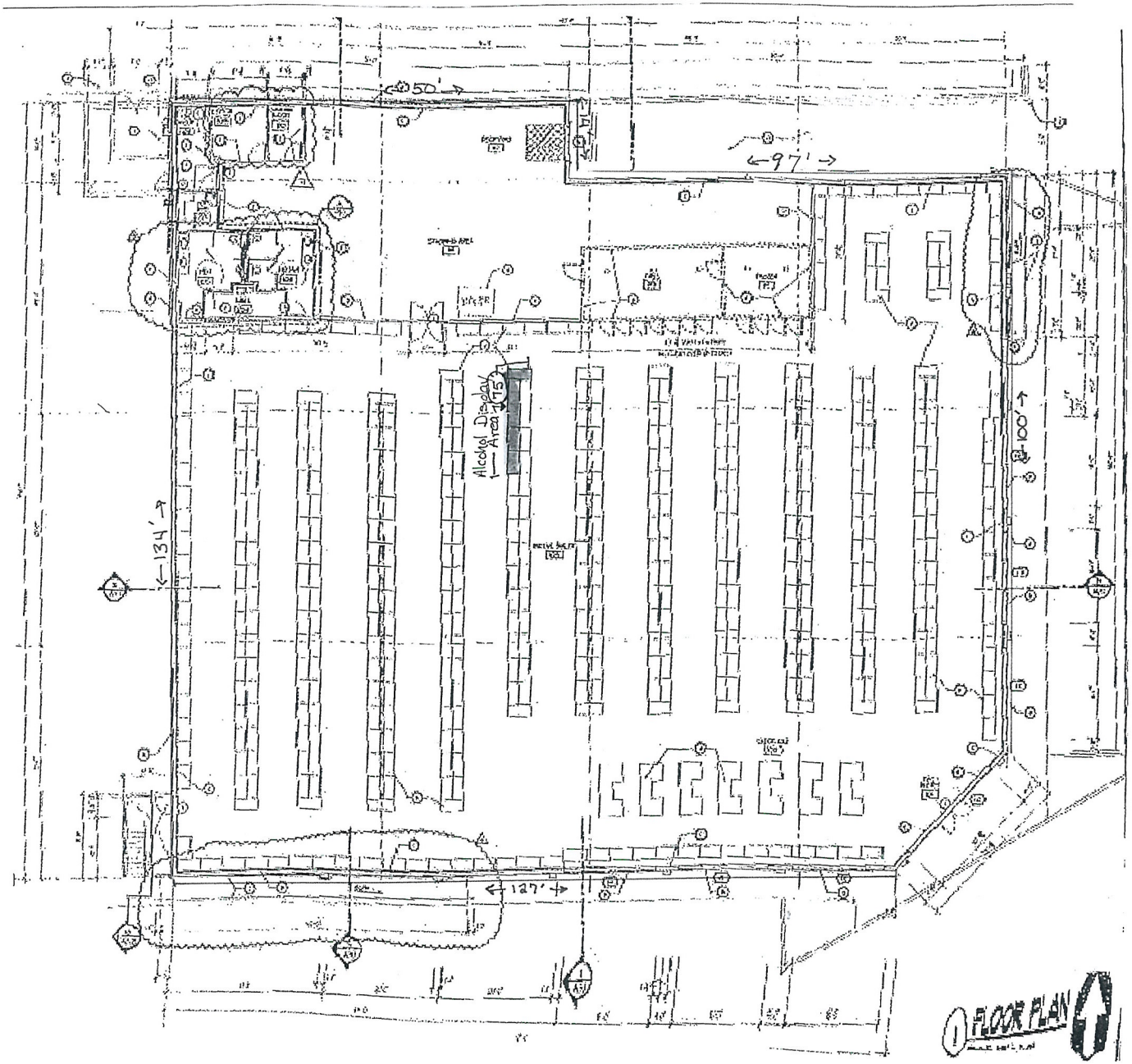
SEP 10 2013

SUP-51183



SUP Application
99¢ Only Stores (Store #143)
1155 E. Charleston Blvd.
Las Vegas, NV 89109
APN 139-34-801-002
Building Space: 18,140 SF
Retail Floor Space: 14,065

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SEP 10 2013

SUP-51183

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800

klnevada.com

September 9, 2013

Via Hand Delivery

City of Las Vegas
Department of Planning & Development
333 North Rancho Drive
Las Vegas, NV 89106

Re: Special Use Permit Application
Proposed Use: Beer/Wine/Cooler Off-Sale Establishment
Applicant: 99¢ Only Stores
Business: 99¢ Only Stores @ 1155 E. Charleston Blvd., Las Vegas, NV 89104
APN: 139-34-801-002

Dear Sir/Madam:

This firm represents 99¢ Only Stores (the "Applicant") at the above-referenced business location (the "Business") with respect to liquor licensing matters in Nevada. The Applicant is applying for a Special Use Permit to allow the sale of alcoholic beverages limited to beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises. In that regard, enclosed for processing please find the following documents:

1) Application/Petition;
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7) Check in the amount of $1,280 payable to the City of Las Vegas.

The Applicant is a unique discount retailer offering excellent values on a wide selection of quality food and basic household items. The Applicant desires to add beer, wine and cooler sales for off-premises consumption to its existing grocery and retail business, as permitted with a Package Beer/Wine/Cooler Off-Sale License pursuant to Las Vegas Municipal Code 6.50.060.

The addition of beer, wine and coolers for off-premises consumption at the Business will not negatively impact or affect the environment or character of the immediate community. The Business is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverage products for off-premises consumption. The Business has implemented and will adhere to strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the premises or in the parking area.

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City of Las Vegas
Department of Planning

SUP-51183

Further, the proposed use of beer, wine and coolers for off-premises consumption is consistent with the existing land uses in the immediate vicinity. The Business will continue to provide a benefit to the community and the neighboring businesses in the surrounding area. As an anchor tenant and nationally recognized brand, the Business draws vital customer traffic to the neighboring businesses in the community. The Applicant has enclosed a floor plan which includes an outline of the initial area dedicated for the display of beer, wine and cooler beverages. Further, the addition of beer, wine and cooler sales to the Applicant's Business would demonstrate a uniform presence for 99¢ Only Stores in the community by providing similar goods that will soon be offered at numerous other Nevada 99¢ Only Stores.

The proposed beer/wine/cooler off-sale establishment use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. The site provides adequate pedestrian and vehicle ingress/egress to and from the Business from Charleston Blvd., 11th Street, and Maryland Parkway. Please note that the Business is open seven days a week from 7:00 a.m. to 10:00 p.m., and employs approximately 25 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Benjamin J. Volmer, Esq.

BJV:dms
Enclosures - as stated
cc: Michael B. Green, Esq. (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
Jonathan J. Winn, Esq. (w/o encls.)

RECEIVED
SEP 11 2013
City of Las Vegas
Department of Planning

SUP-51183

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

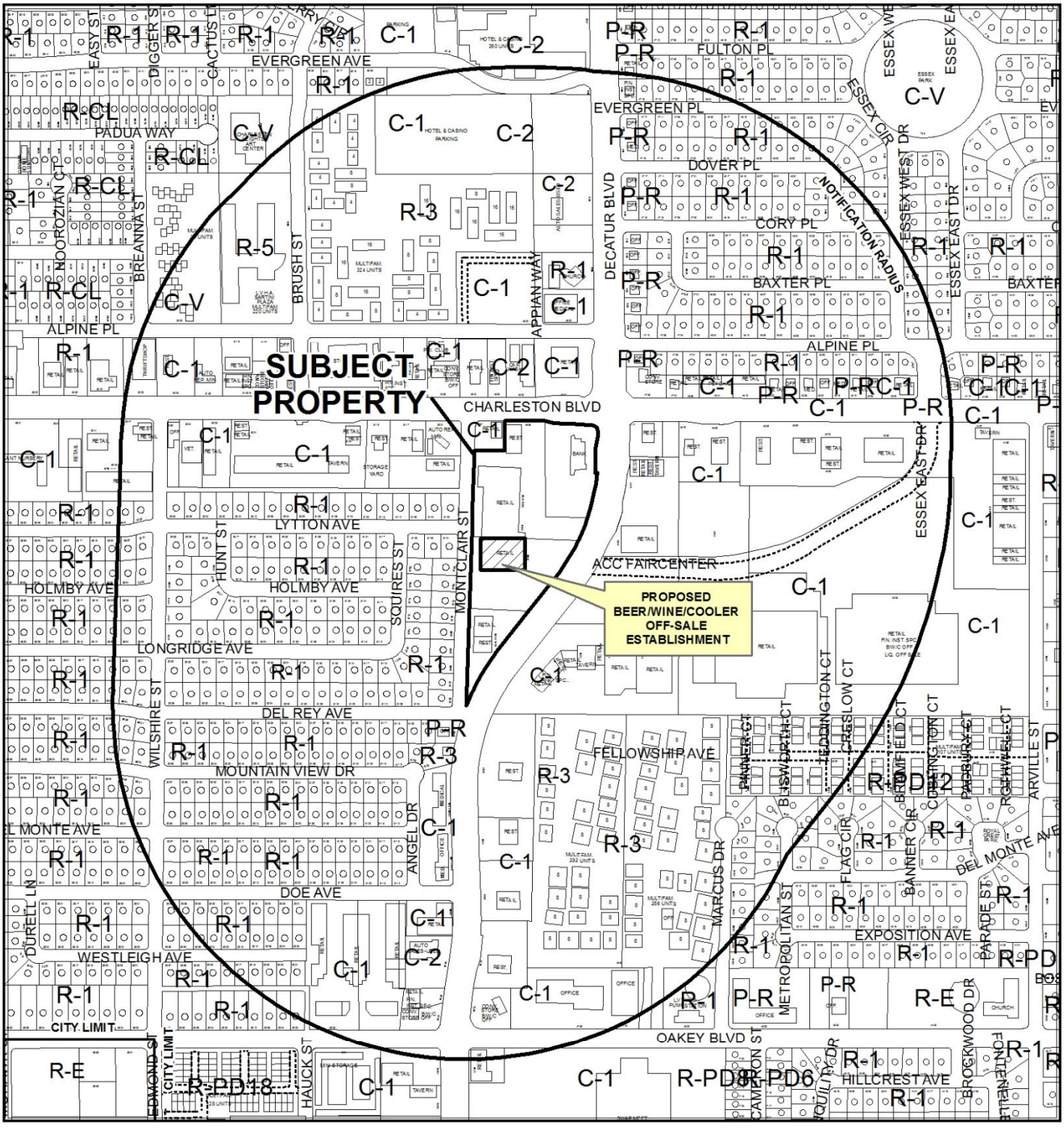
SUBJECT:
SUP-51184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT 99¢ ONLY STORE - OWNER: 99 CENT AT DECATUR, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 30,176 SQURE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED at 1200 South Decatur Boulevard (APN 162-06-111-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



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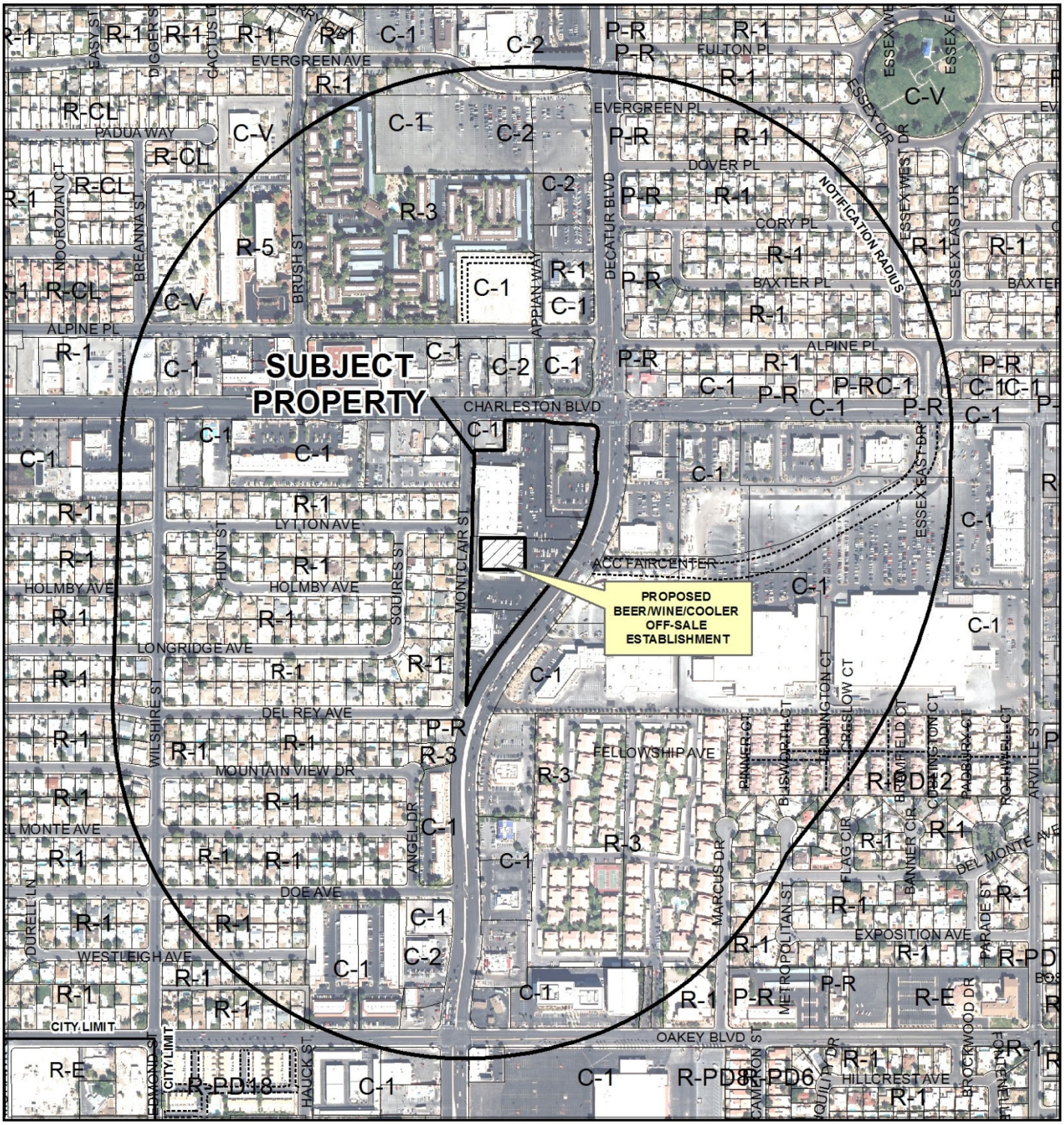
CASE: **SUP-51184**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



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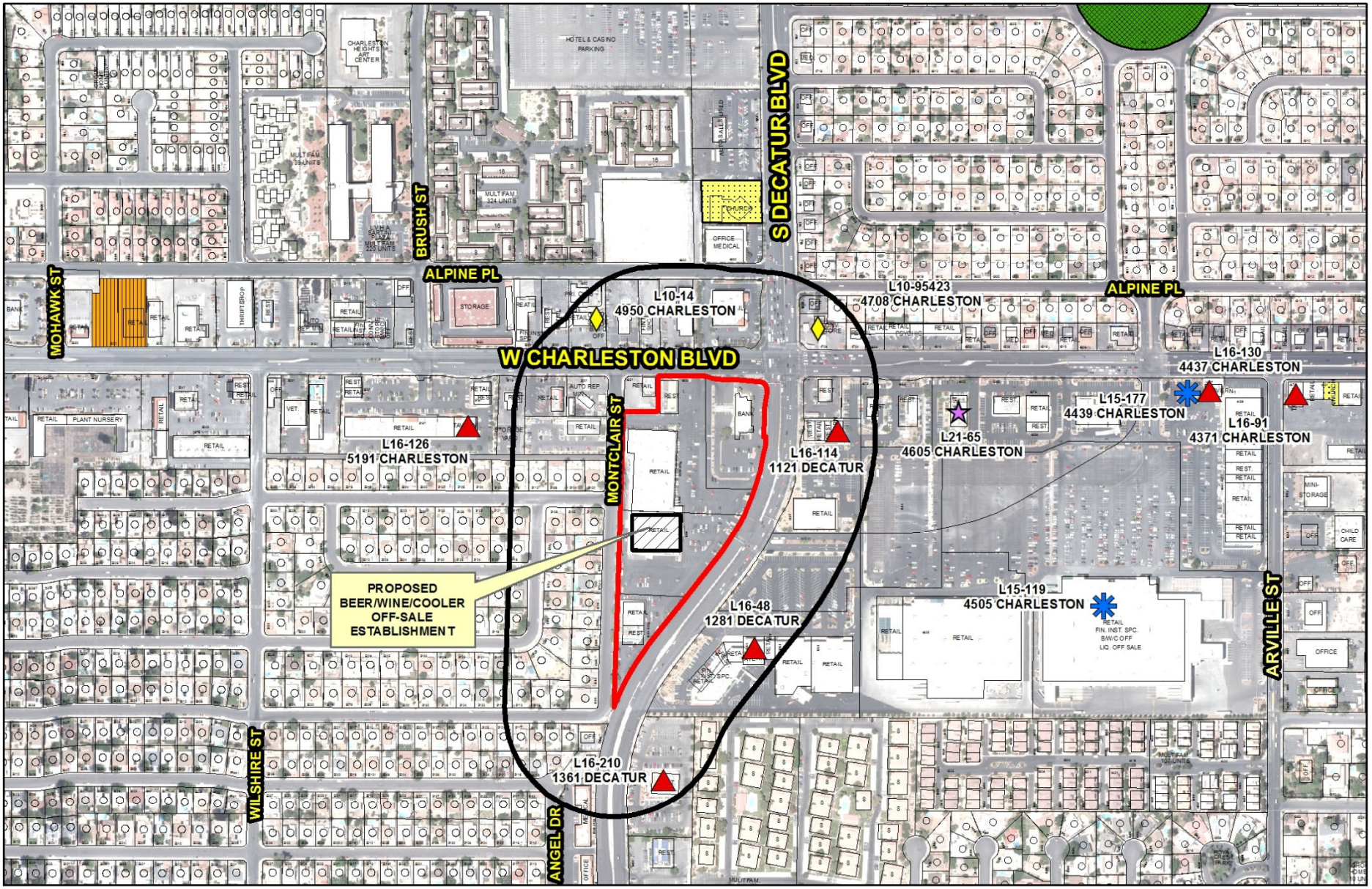
CASE: **SUP-51184**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



SUP-51184

Beer/Wine/Cooler Off-Sale Establishment

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Supper Club/ Restaurant Service Bar
- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, September 26, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-51184** APN: 162-06-111-003

Name of Property Owner: Hollywood at Western, LP

Name of Applicant: 99¢ Only Stores

Name of Representative: Kolesar & Leatham Attn: Benjamin J. Volmer, Esq.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☑ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Tony Shooshani

Subscribed and sworn before me

This _____ day of _____, 20_____

_____ See attached.

Notary Public in and for said County and State

Re: Application for 99¢ Only Stores to obtain Special Use permit.
notes

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On 08/21/13 before me, Ramin Malek (Notary Public)
(insert name and title of the officer)

personally appeared Tony Shooshani,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

HRS1 RAMIN MALEK HRS1
COMM. 1948230
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Aug. 14, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: 99¢ Only Stores

Project Address (Location) 1200 S. Decatur Blvd., Las Vegas, NV 89102

Project Name 99¢ Only Stores **Proposed Use** Beer/Wine/Cooler Establishment

Assessor's Parcel #(s) 162-06-111-003 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed C-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.55 **Lots/Units** _____ **Density** _____

Additional Information The Applicant desires to add beer and wine sales to existing grocery/retail business.

PROPERTY OWNER Hollywood at Western LP **Contact** Said Shooshani

Address 9200 Suset Blvd., Suite PH9 **Phone:** 310-274-2777 **Fax:** _____

City Los Angeles **State** CA **Zip** 90069

E-mail Address _____

APPLICANT 99¢ Only Stores **Contact** Alfonso Gomez

Address 4000 Union Pacific Ave. **Phone:** 323-881-9950 **Fax:** _____

City City of Commerce **State** CA **Zip** 90023

E-mail Address AlfonsoG@99only.com

REPRESENTATIVE Kolesar & Leatham **Contact** Benjamin J. Volmer, Esq.

Address 400 S. Rampart Blvd., Suite 400 **Phone:** 702-362-7800 **Fax:** 702-362-9472

City Las Vegas **State** NV **Zip** 89145

E-mail Address bvolmer@klnevada.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Tony Shooshani

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

See attached

FOR DEPARTMENT USE ONLY

Case #	SUP-51184
Meeting Date:	11/12/13
Total Fee:	1280.-
Date Received:*	9/10/13
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

Re: Application for 99¢ Only stores to obtain special Use permit.

notes

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On 8/21/13 before me, Ramin Malek (Notary Public)
(insert name and title of the officer)

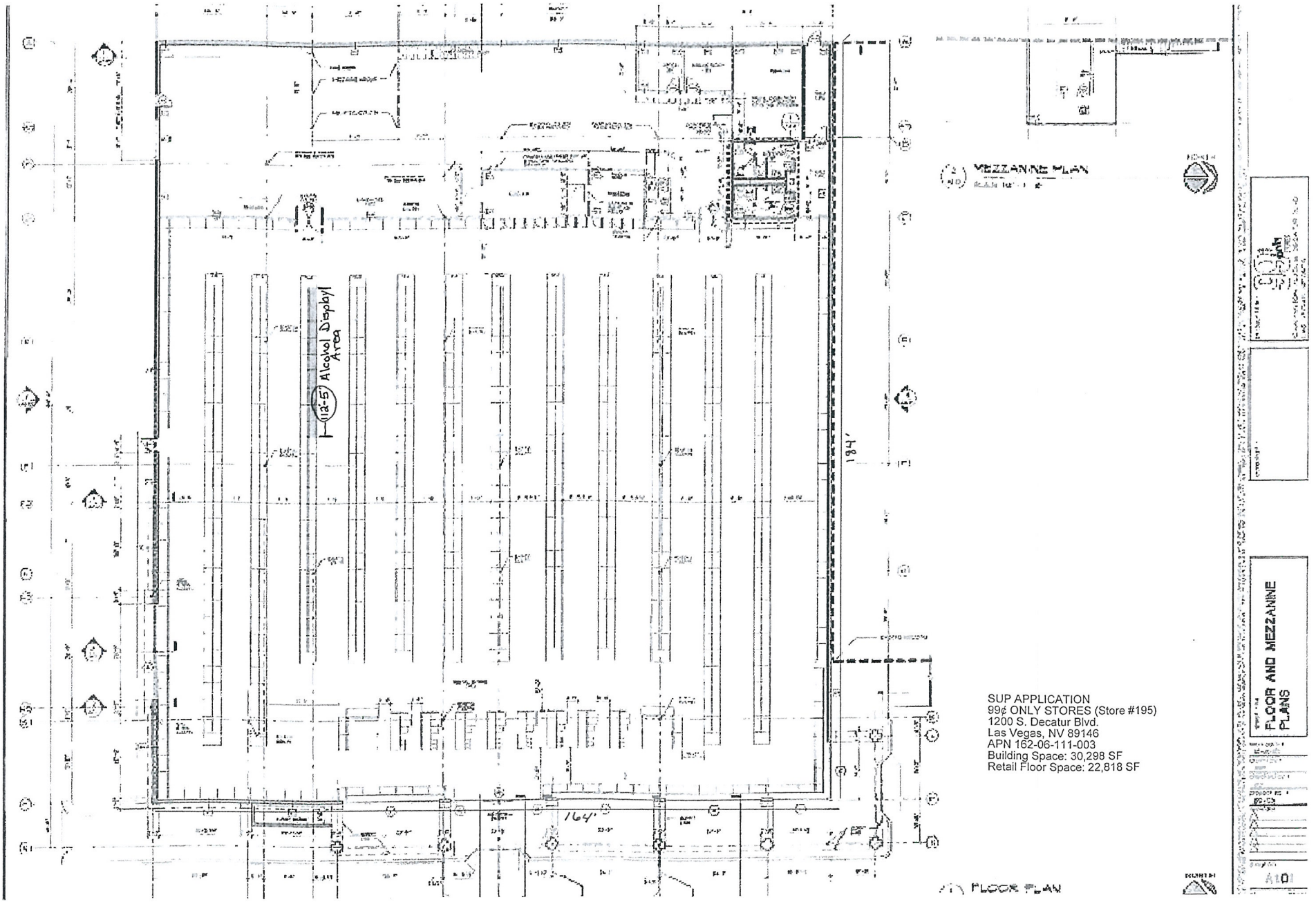
personally appeared Tony Shooshani,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RAMIN MALEK
COMM. 1948230
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Aug. 14, 2015

Signature _____ **(Seal)**



SUP-51184

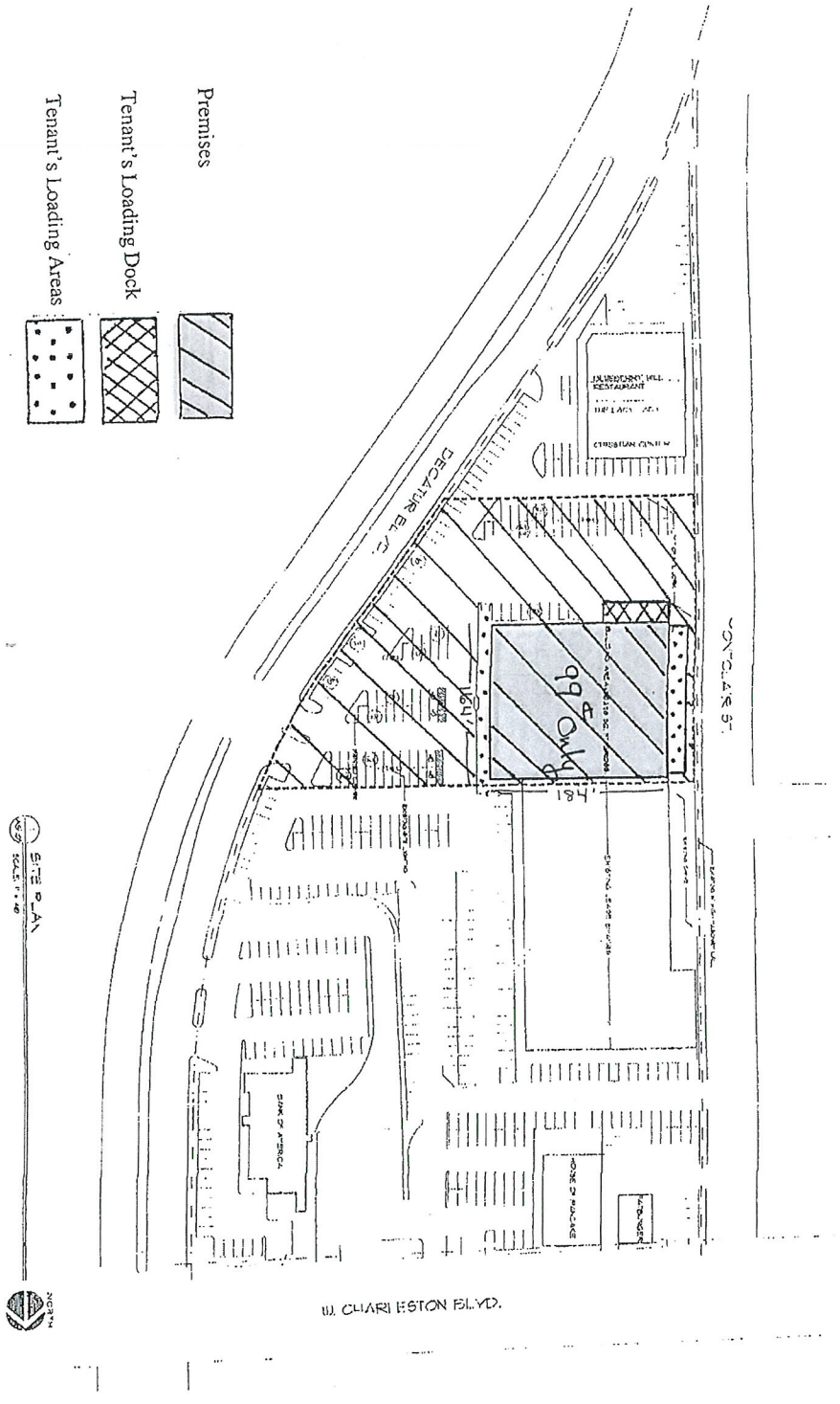
RECEIVED
SEP 10 2013

99¢ Only Stores

1200 S. Decatur Boulevard, Las Vegas, NV 89102

EXHIBIT "A"

SITE PLAN & LEGAL DESCRIPTION OF PREMISES



RECEIVED
SEP 10 2013
SUP-51184

Initials

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800

klnevada.com

September 9, 2013

Via Hand Delivery

City of Las Vegas
Department of Planning & Development
333 North Rancho Drive
Las Vegas, NV 89106

Re: Special Use Permit Application
Proposed Use: Beer/Wine/Cooler Off-Sale Establishment
Applicant: 99¢ Only Stores
Business: 99¢ Only Stores @ 1200 S. Decatur Blvd., Las Vegas, NV 89102
APN: 162-06-111-003

Dear Sir/Madam:

This firm represents 99¢ Only Stores (the "Applicant") at the above-referenced business location (the "Business") with respect to liquor licensing matters in Nevada. The Applicant is applying for a Special Use Permit to allow the sale of alcoholic beverages limited to beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises. In that regard, enclosed for processing please find the following documents:

1) Application/Petition;
2) Statement of Financial Interest;
3) Grant Deed and Legal Description;
4) Pre-Application Meeting Notes;
5) Assessor Parcel Map;
6) Site and Floor Plans; and
7) Check in the amount of $1,280 payable to the City of Las Vegas.

The Applicant is a unique discount retailer offering excellent values on a wide selection of quality food and basic household items. The Applicant has been a tenant at this location for more than 10 years. The Applicant desires to add beer, wine and cooler sales for off-premises consumption to its existing grocery and retail business, as permitted with a Package Beer/Wine/Cooler Off-Sale License pursuant to Las Vegas Municipal Code 6.50.060.

The addition of beer, wine and coolers for off-premises consumption at the Business will not negatively impact or affect the environment or character of the immediate community. The Business is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverage products for off-premises consumption. The Business has implemented and will adhere to

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SEP 11 2013
City of Las Vegas
Department of Planning

SUP-51184

strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the premises or in the parking area.

Further, the proposed use of beer, wine and coolers for off-premises consumption is consistent with the existing land uses in the immediate vicinity. The Business will continue to provide a benefit to the community and the neighboring businesses in the surrounding area. As an anchor tenant and nationally recognized brand, the Business draws vital customer traffic to the neighboring businesses in the community. The Applicant has enclosed a floor plan which includes an outline of the initial area dedicated for the display of beer, wine and cooler beverages. Further, the addition of beer, wine and cooler sales to the Applicant's Business would demonstrate a uniform presence for 99¢ Only Stores in the community by providing similar goods that will soon be offered at numerous other Nevada 99¢ Only Stores.

The proposed beer/wine/cooler off-sale establishment use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. The site provides adequate pedestrian and vehicle ingress/egress to and from the Business from Decatur Blvd. and Charleston Blvd. Please note that the Business is open seven days a week from 7:00 a.m. to 10:00 p.m., and employs approximately 40 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Benjamin J. Volmer, Esq.

BJV:dms
Enclosures - as stated
cc: Michael B. Green, Esq. (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
Jonathan J. Winn, Esq. (w/o encls.)

RECEIVED
SEP 11 2013
City of Las Vegas
Department of Planning

SUP-51184

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

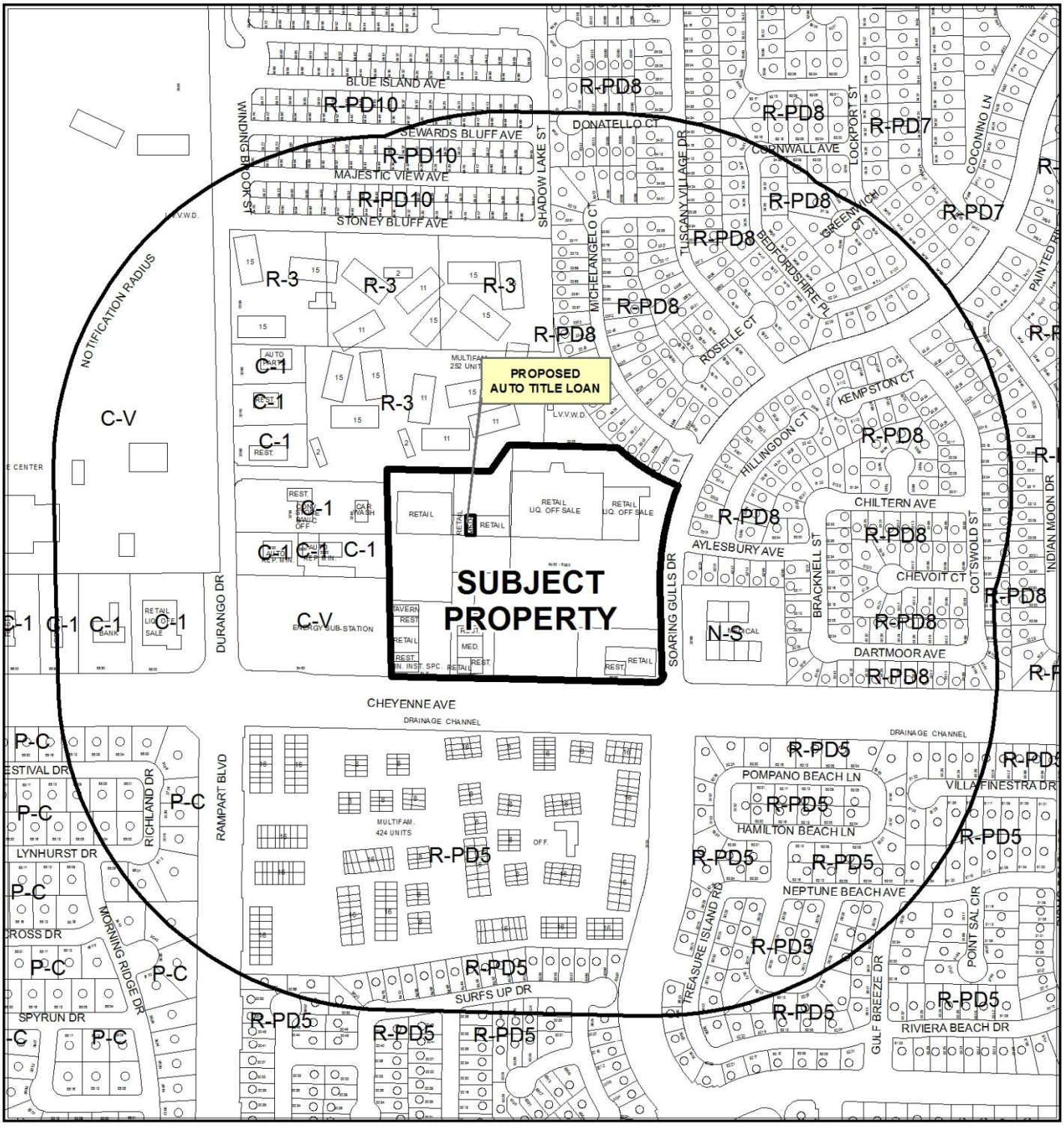
SUBJECT:
SUP-51238 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FASTBUCKS - OWNER: NORTHSHORE PLAZA, LLC - For possible action on a request for a Major Amendment of a previously approved Special Use Permit (SUP-6378) TO RELOCATE AN EXISTING AUTO TITLE LOAN USE IN THE SAME COMMERCIAL SUBDIVISION AND INCREASE THE WAIVER FOR MINIMUM SQUARE FOOTAGE REQUIRED BY 9 PERCENT at 8370 West Cheyenne Avenue, Suite #109 (APN 138-09-420-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-58858].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

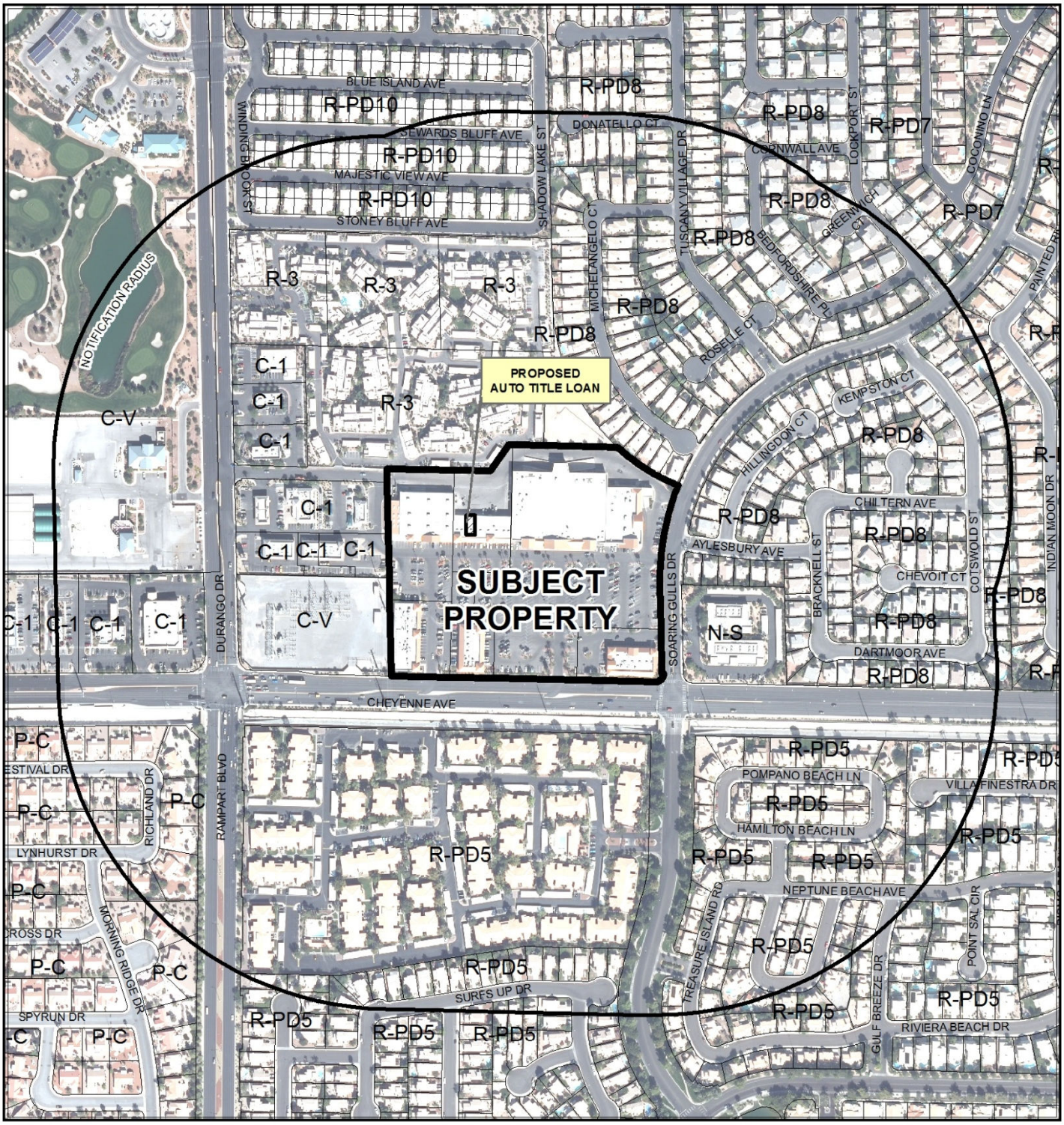
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SUP-6378
6. Justification Letter



CASE: **SUP-51238 (PRJ-50858)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



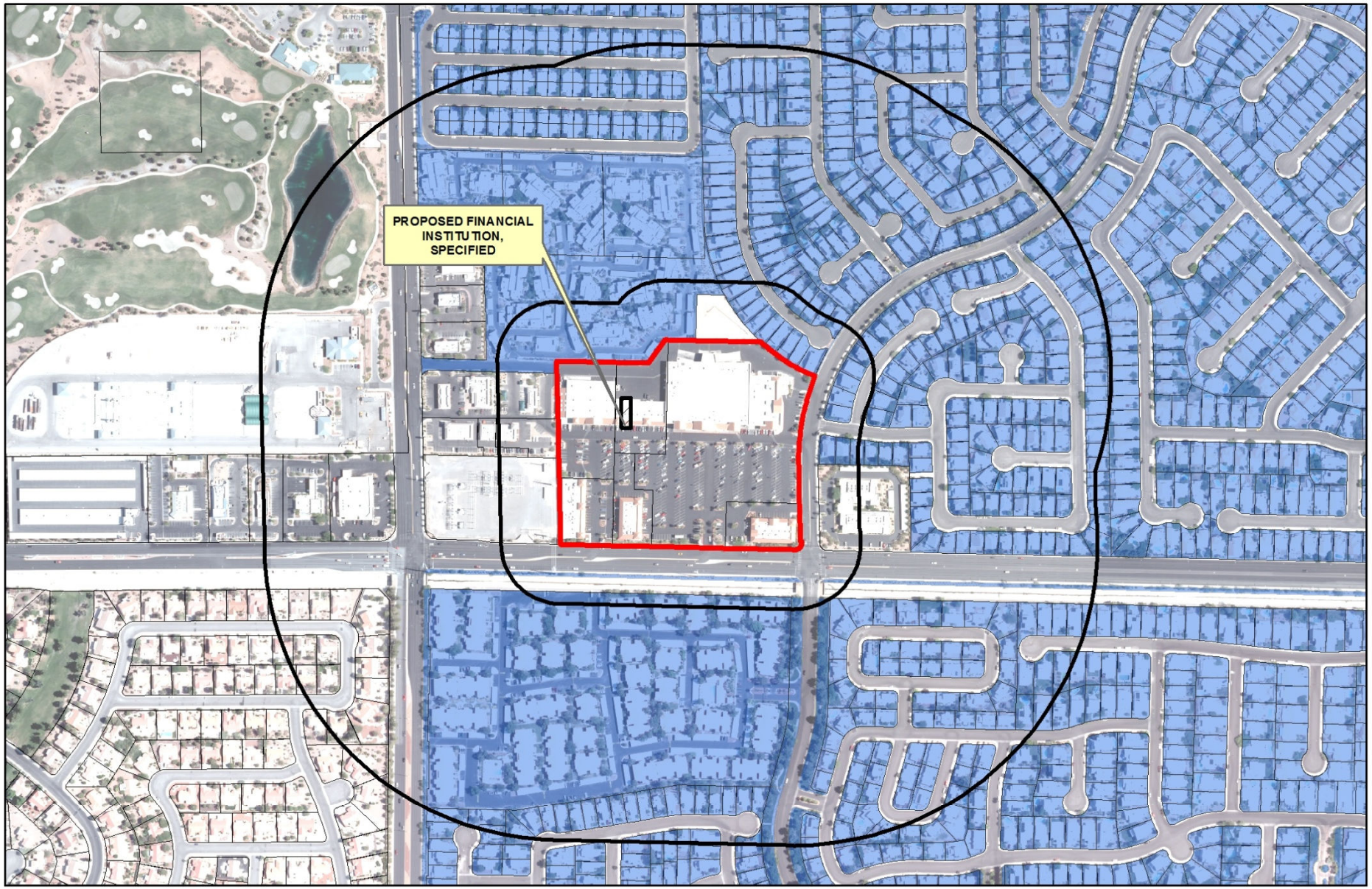
0 300 600 Feet

CASE: **SUP-51238 (PRJ-50858)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



SUP-51238 (PRJ-50858)

Financial Institution

Business Licenses

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Protected Uses

- Residential Property

- Subject Property
- 200ft & 1000ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, October 02, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-51238 APN: 1389420002,004,005008&13809401017

Name of Property Owner: Northshore Plaza LLC

Name of Applicant: Northshore MCB, LLC d/b/a/ FastBucks

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Northshore Plaza, LLC

Print Name: Richard Gordon, President

Subscribed and sworn before me

This 6 day of Sept 2013

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 96-2646-1
My Appointment Expires July 1, 2014

Revised 11-14-06

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PRJ-50858
09/12/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Northshore MCB, LLC d/b/a FastBucks

Project Address (Location) 8370 W. Cheyenne Ste.109 Las Vegas, NV. 89129

Project Name FastBuck **Proposed Use** Financial Services

Assessor's Parcel #(s) 13809420002,004,005008,13809401017 **Ward #** 4-Anthony

General Plan: existing SC proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage 1050 sq ft **Floor Area Ratio** _____

Gross Acres 12.96 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Northshore Plaza LLC **Contact** Owner

Address 1770 N. Buffalo, Suite 101 **Phone:** 220-4600 **Fax:** _____

City Las Vegas **State** NV **Zip** 89128

E-mail Address rgordon@laurichproperties.com

APPLICANT Northshore MCB, LLC d/b/a FastBucks **Contact** John Bloss

Address 7920 Belt Line Road, Suite 600 **Phone:** (702) 319-1037 **Fax:** (866) 882-1676

City Dallas **State** Texas **Zip** 75254

E-mail Address jbloss@fastbucks.com

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application or have been authorized by the owner to make this application, as indicated by the owner's signature below.

Property Owner Signature* Northshore Plaza, LLC

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Richard Gordon, Pres.

Subscribed and sworn before me

This 6th day of September, 2013.

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-51238
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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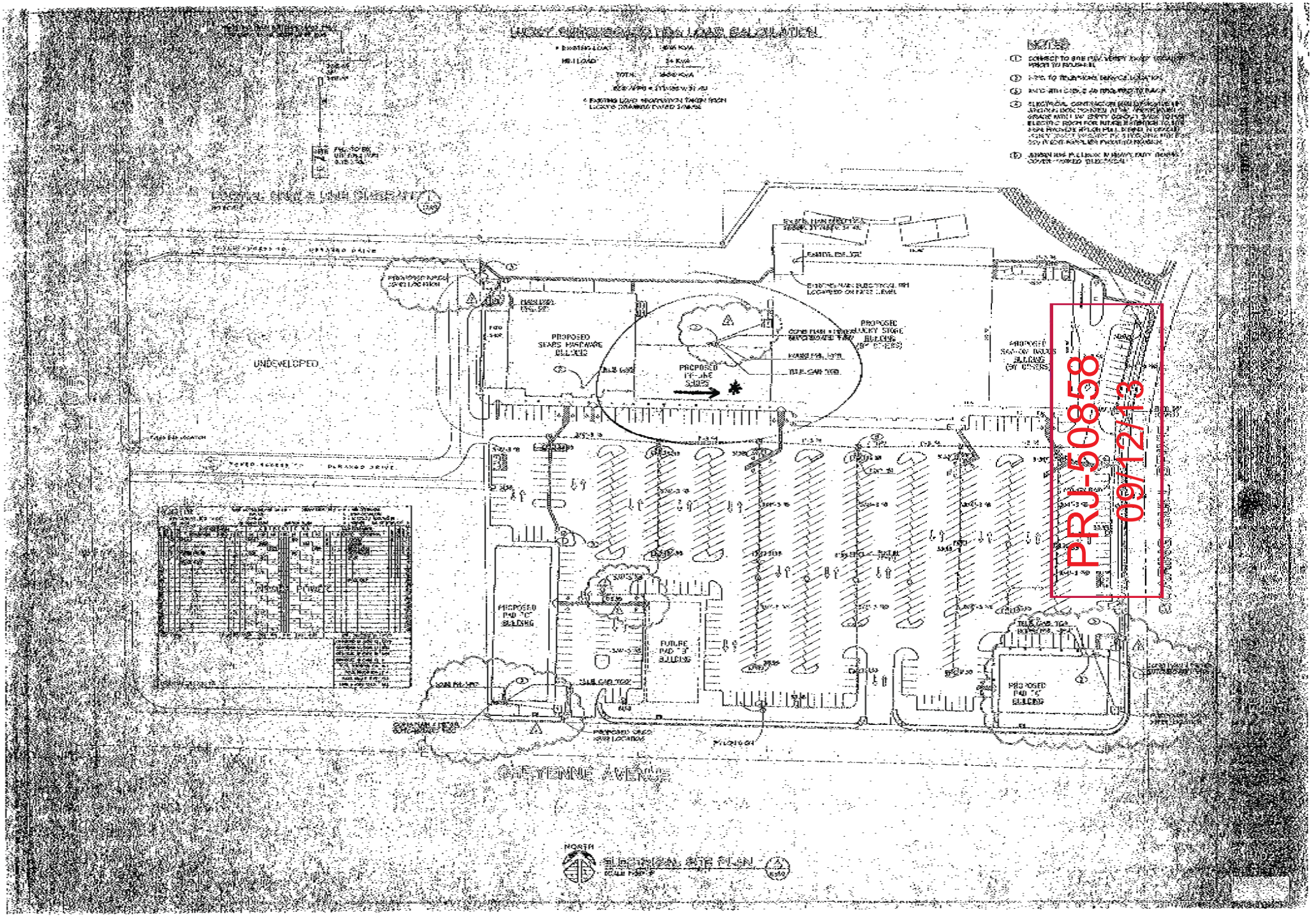
PRJ-50858
09/12/13

#6118 P. 001/001
09/13/2013 05:30



SUP-51238

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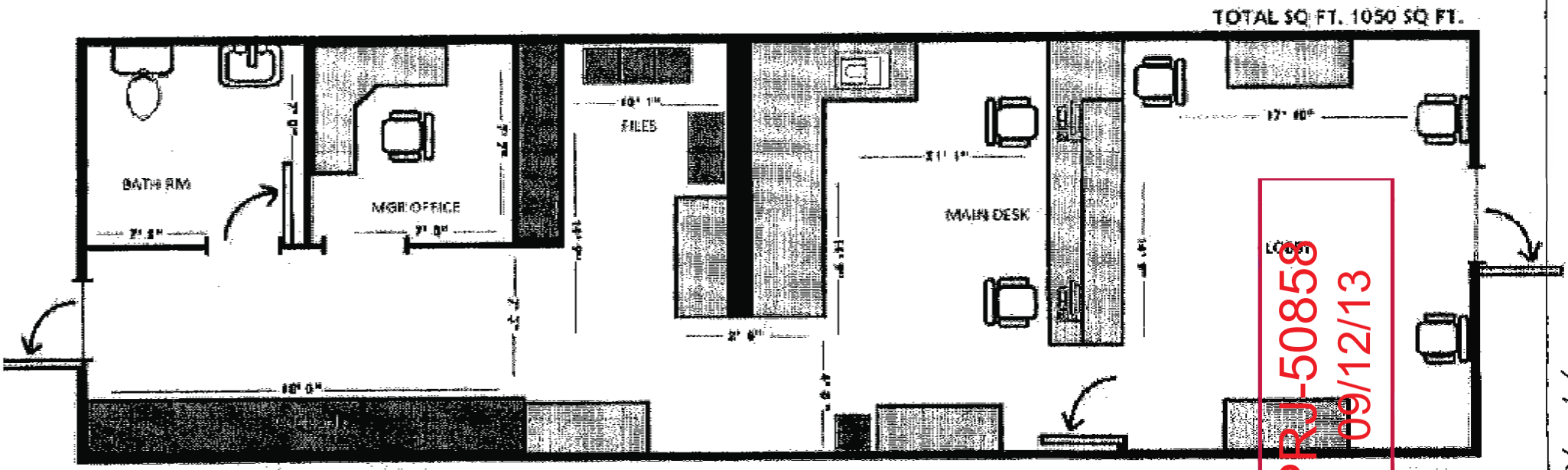


FASTBUCKS LV7 / STORE 180

PRJ-50858
09/12/13

SUP-51238

09/13/2013 05:29



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER

June 16, 2005

Mr. Richard Gordon
Northshore Plaza, LLC
1770 North Buffalo Drive, Suite #101
Las Vegas, Nevada 89128

RE: SUP-6378 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 15, 2005

Dear Mr. Gordon:

The City Council at a regular meeting held June 15, 2005 APPROVED the request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN AND WAIVERS OF THE 200 FOOT SEPARATION FROM RESIDENTIAL ZONING AND THE 1,500 FOOT MINIMUM AREA REQUIREMENT at 8410 West Cheyenne Avenue, Suite #101 (APN 138-09-420-007), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2005. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for Auto Title Loan uses.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

3. All City Code requirements and design standards of all City departments must be satisfied.

4. Waivers of the 200-foot separation from residential zoning and the 1,500 square foot minimum floor area requirements are hereby granted.

Sincerely,

Angela Crolli

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

PRJ-50858
09/12/13

SUP-51238

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-1-05
CLV 7009

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Dean Kaplan
4691 Designer Way
Las Vegas, Nevada 89129

PRJ-50858
09/12/13

SUP-51238

KAEMPFER CROWELL

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

September 18, 2013

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter
Major Amendment to SUP-6378

To Whom It May Concern:

Please be advised, this office represents the applicant with regard to the above referenced Major Amendment to SUP-6378.

On or about 1997, the shopping center at 8730 West Cheyenne Avenue was built. In 2005, a special use permit was filed for an Auto Title Loan within the shopping center in Suite 101. This space was approximately 1,332 square feet. The City Council approved the special use permit as well as two waivers, one of which included a waiver from the 1500 minimum square footage requirement for this type of use. The applicant operated continuously and without any problems in that suite location until January 2013. Prior to that, the landlord approached the applicant to see if they could move suites so that the landlord could attract a new tenant to the shopping center who needed a larger space. The applicant agreed to move into a new suite, #109, and did so in February 2013. The new suite is 1050 square feet. At the time, the applicant and landlord were unaware that the special use permit (SUP-6378) did not cover the entire shopping center. Upon finding out that a new special use permit was required, they have submitted this Major Amendment for consideration. Please be advised, the nature of the business remains exactly the same as it was in its previous location.

Since this business has operated continuously for over eight years without any issue, we believe that moving the use to a new suite to accommodate a larger tenant and fill existing vacancies would be beneficial not only for the shopping center but also to the broader area. Since the use will remain in the same shopping center, there is no detrimental effect on the surrounding area.

PRJ-50858
09/30/13

SUP-51238 REVISED

Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JJL/sfm

cc: John Bloss
Hank Gordon

PRJ-50858
09/30/13

SUP-51238 REVISED

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

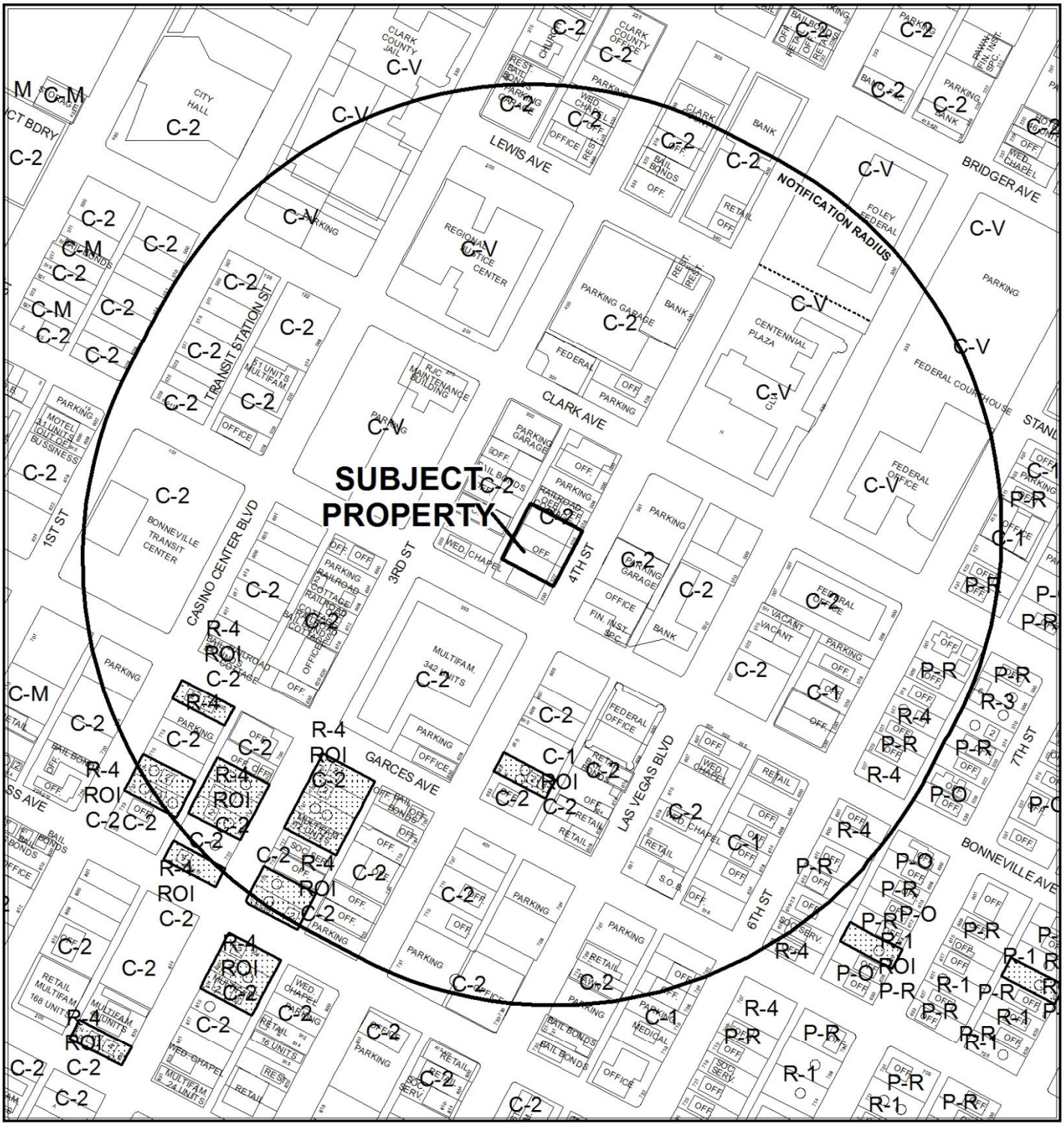
SUBJECT:
SUP-51381 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS NATIONAL BAIL BONDS - OWNER: GIARDINO FAMILY TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 520 South 4th Street, Suit #340 (APN 139-34-311-112, 113, and 114), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-51251].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



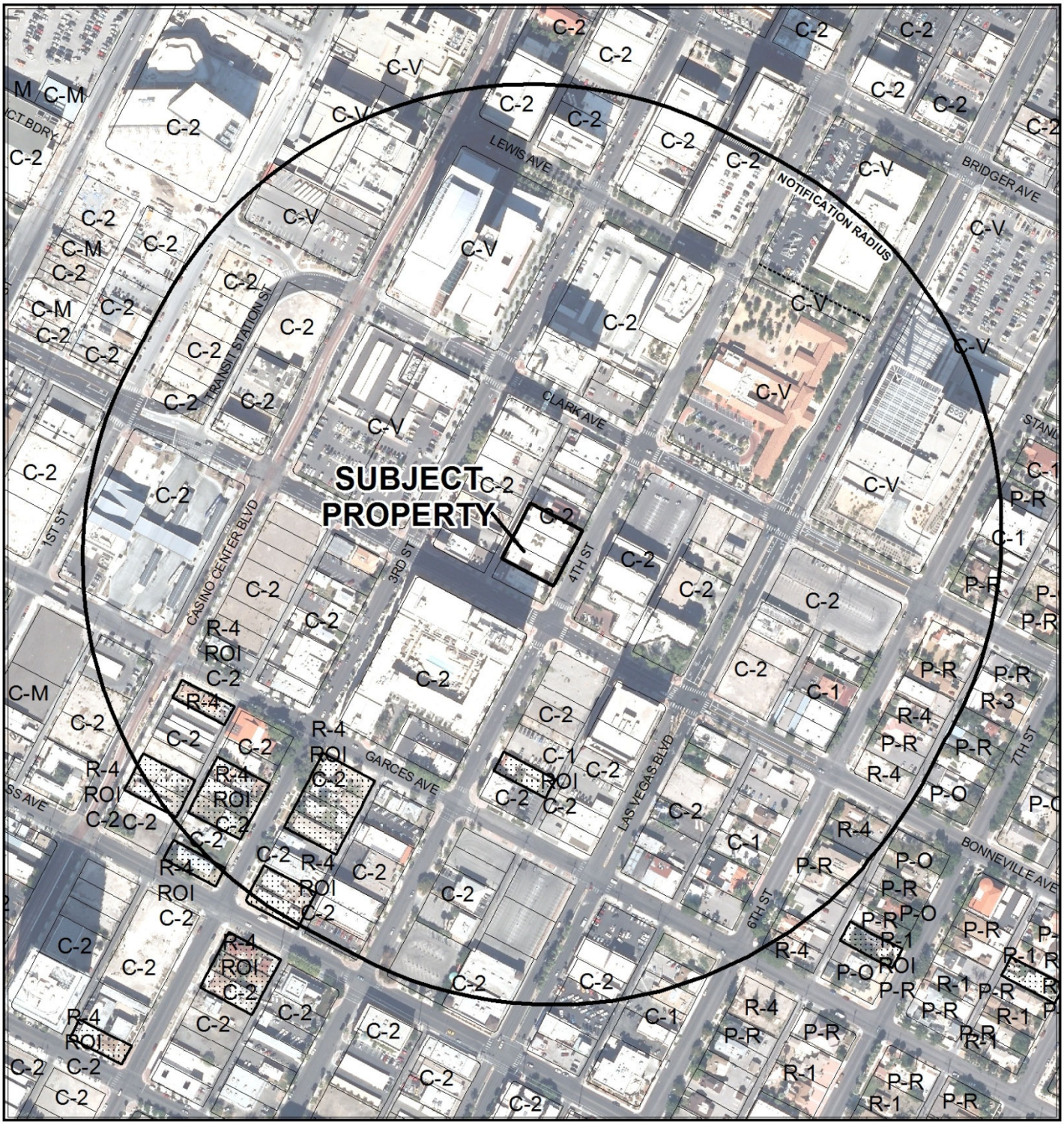
0 200 400 Feet

CASE: **SUP-51381 (PRJ-51251)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 200 400 Feet

CASE: **SUP-51381 (PRJ-51251)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-51381 APN: 139-34-311-112, 113, 114

Name of Property Owner: Giardino Family Trust

Name of Applicant: Las Vegas National Bail Bonds

Name of Representative: Brown, Brown and Premsrirut

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Mark P Giardino

Print Name: MARK GIARDINO

Subscribed and sworn before me

This 9th day of September, 2013

Notary Public in and for said County and State

ROSEMARY REYES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 05-97235-1
My Appt. Expires Mar. 12, 2017

PRJ-51251
09/23/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Bail Bond Service

Project Address (Location) 520 South 4th Street #340

Project Name Las Vegas National Bail Bonds **Proposed Use**

Assessor's Parcel #(s) 139-34-311-112, 113, 114 **Ward #** 3 - Coffin

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed same

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information Utilize one suite within existing law office building for Bail Bond service

PROPERTY OWNER Giardino Family Trust **Contact** Mark Giardino

Address 520 South 4th Street **Phone:** (702) 384-5563 **Fax:** (702) 598-1404

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

APPLICANT Las Vegas National Bail Bonds **Contact** Rene Guerrero

Address 520 South 4th Street 340 **Phone:** (702) 683-4421 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

REPRESENTATIVE Brown, Brown & Premsrirut **Contact** Lora Dreja

Address 520 S. 4th Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

City Las Vegas **State** NV **Zip** 89101

E-mail Address Lora@brownlawlv.com

Property Owner Signature* Mark Giardino

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name MARK GIARDINO

Subscribed and sworn before me

This 9th day of September, 20 13.

Notary Public in and for said County and State

ROSEMARY REYES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 05-97235-1
My Appt. Expires Mar. 12, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-51381
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted ~~materials have been reviewed~~ by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PR-51251
09/23/13

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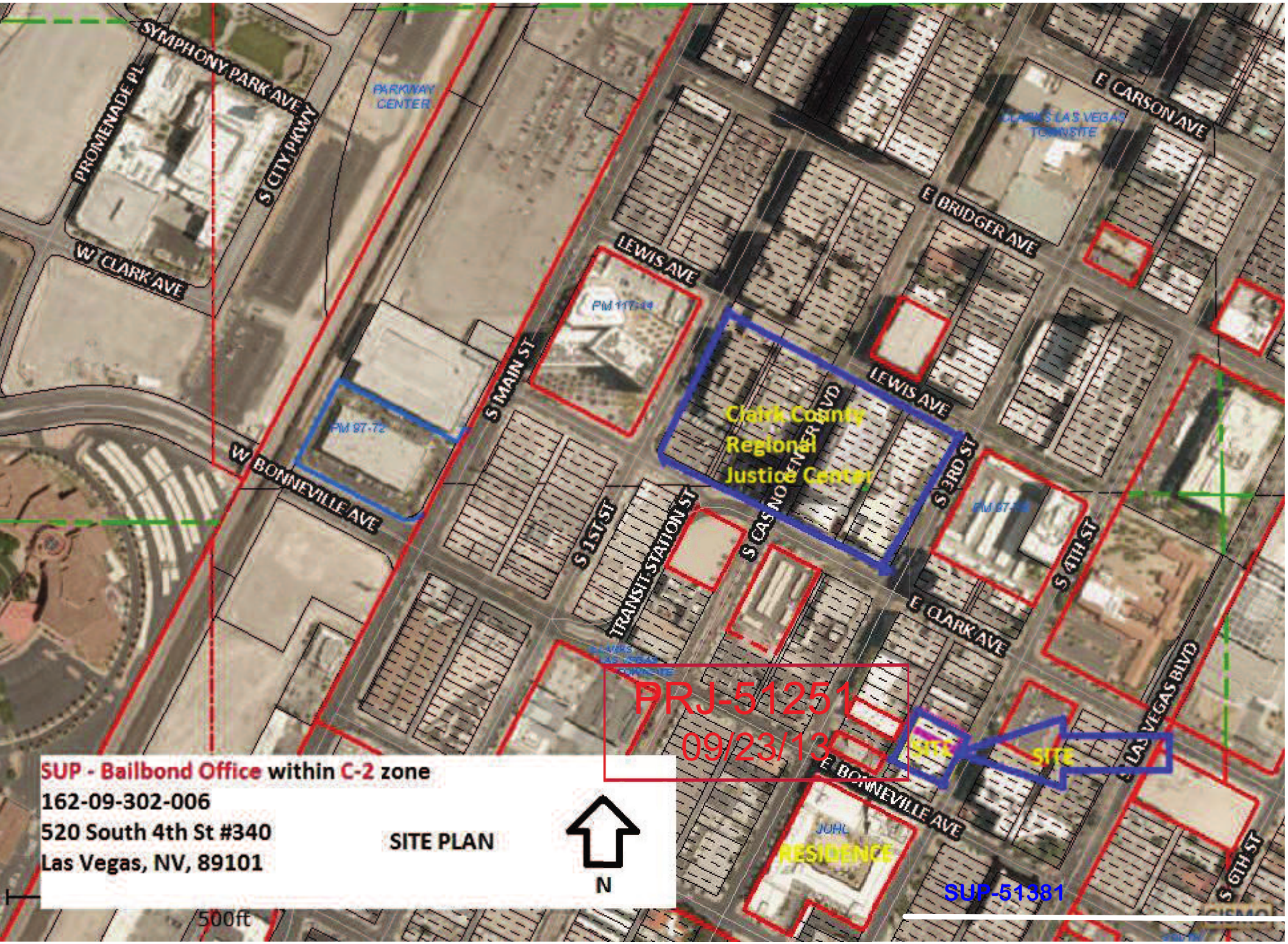
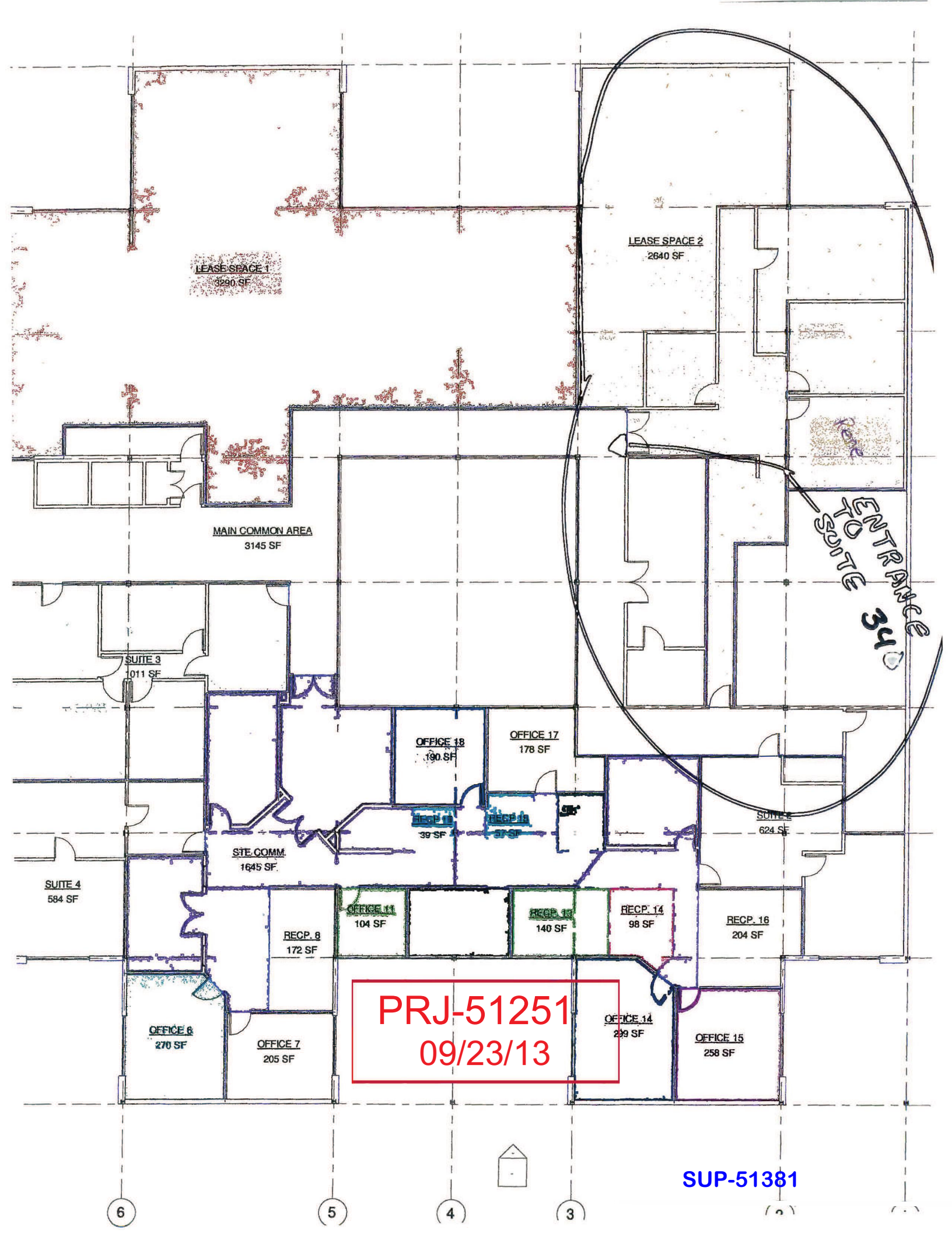
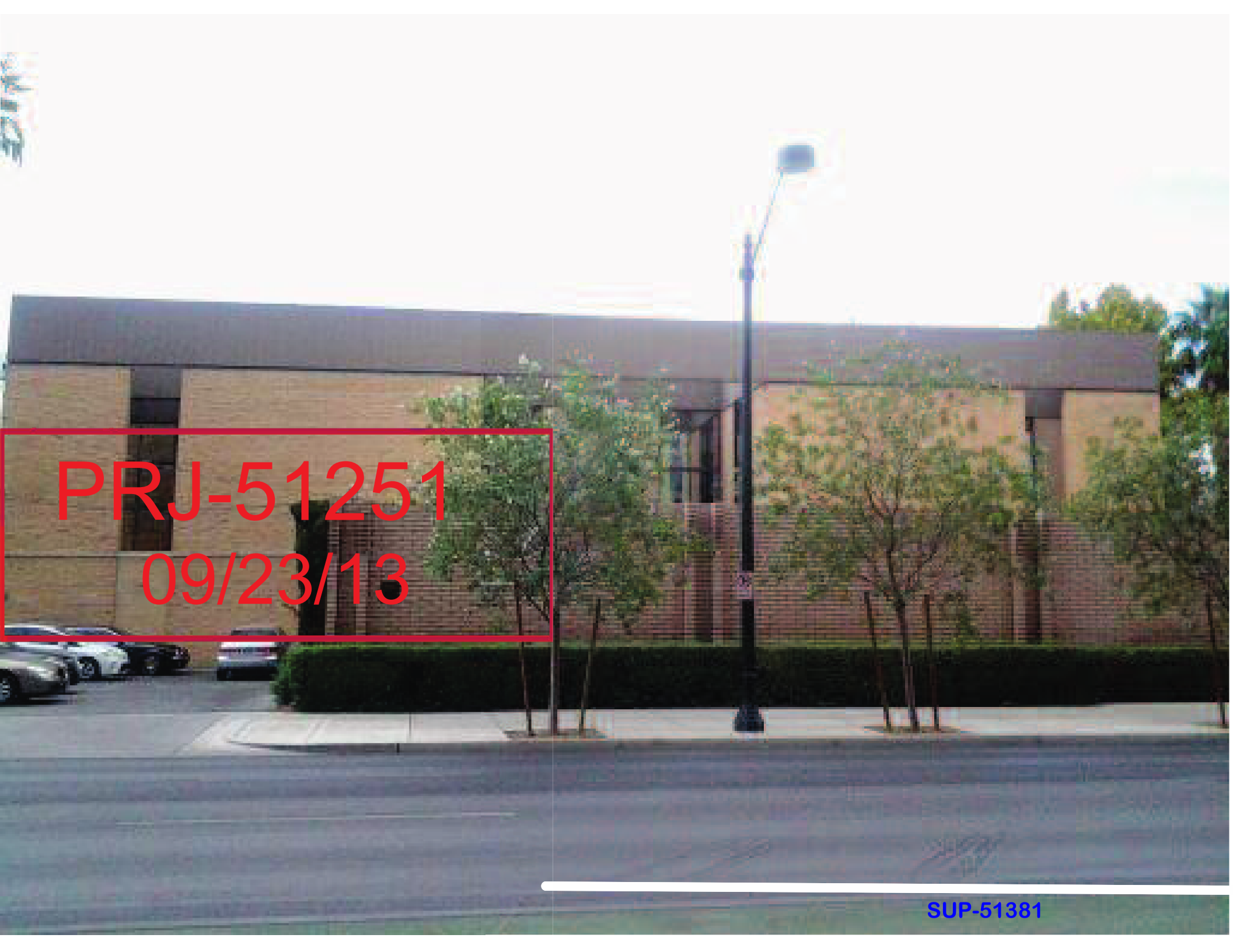

SYMPHONY PARK AVE
PROMENADE PL
S CITY PKWY
PARKWAY CENTER
W CLARK AVE
LEWIS AVE
E BRIDGER AVE
E CARSON AVE
S MAIN ST
W BONNEVILLE AVE
Clark County Regional Justice Center
S CASINO CENTER BLVD
S 3RD ST
S 1ST ST
TRANSIT STATION ST
S 4TH ST
E CLARK AVE
LAS VEGAS BLVD
S 6TH ST
E BONNEVILLE AVE
JOHL RESIDENCE
SITE
SITE
PRJ-51251
09/23/13
SUP - Bailbond Office within C-2 zone
162-09-302-006
520 South 4th St #340
Las Vegas, NV, 89101
SITE PLAN
N
500ft
SUP-51381


LEASE SPACE 1
3290 SF
LEASE SPACE 2
2640 SF
MAIN COMMON AREA
3145 SF
ENTRANCE TO SUITE 340
SUITE 3
1011 SF
OFFICE 18
190 SF
OFFICE 17
178 SF
RECP. 13
39 SF
RECP. 12
37 SF
SUITE 2
624 SF
STE COMM.
1645 SF
SUITE 4
584 SF
OFFICE 11
104 SF
RECP. 8
172 SF
RECP. 13
140 SF
RECP. 14
98 SF
RECP. 16
204 SF
OFFICE 6
270 SF
OFFICE 7
205 SF
OFFICE 14
239 SF
OFFICE 15
258 SF
PRJ-51251
09/23/13
SUP-51381
6
5
4
3


PRJ-51251
09/23/13
520
Available
For Lease
SUP-51381


PRJ-51251
09/23/13
SUP-51381


PRJ-51251
09/23/13
SUP-51381


PRJ-51251
09/23/13
SUP-51381

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

September 16, 2013

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Request for Use Permit for Bail Bond Service at 520 S. 4th street suite 340

Dear Sir/Madam;

On behalf of our colleague, Rosemary Reyes, this firm requests a special use permit to allow a bail bond service within the building located at 520 South Fourth Street (parcels 139-34-311-112,113,114). This is a 3-story (including at grade parking) 41,250 square foot office building that currently houses 12 law firms. The specific suite is 340 which is 2,640 SF on the 3rd floor. As this building is in a C-2 district a bail bond service is allowed with a use permit.

This is an ideal site as it is within the same building that several of the bondsman work as legal secretaries. It is also within two blocks of the justice center and the employee's homes. Most importantly, the presence of a bail bond service in this building will not create the proliferation of this type of business in the revitalization area. The business is internally accessed through a building. The building does not have external signage for any of the law firms. Likewise, the building manager will not allow external signage for this business. Visible advertising is not necessary as most clients are also customers of the law firms that established in the building circa 1978.

Please phone me if you have considerations or suggestions.

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown
(702) 598-1408

PRJ-51251
09/23/13

SUP-51381

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

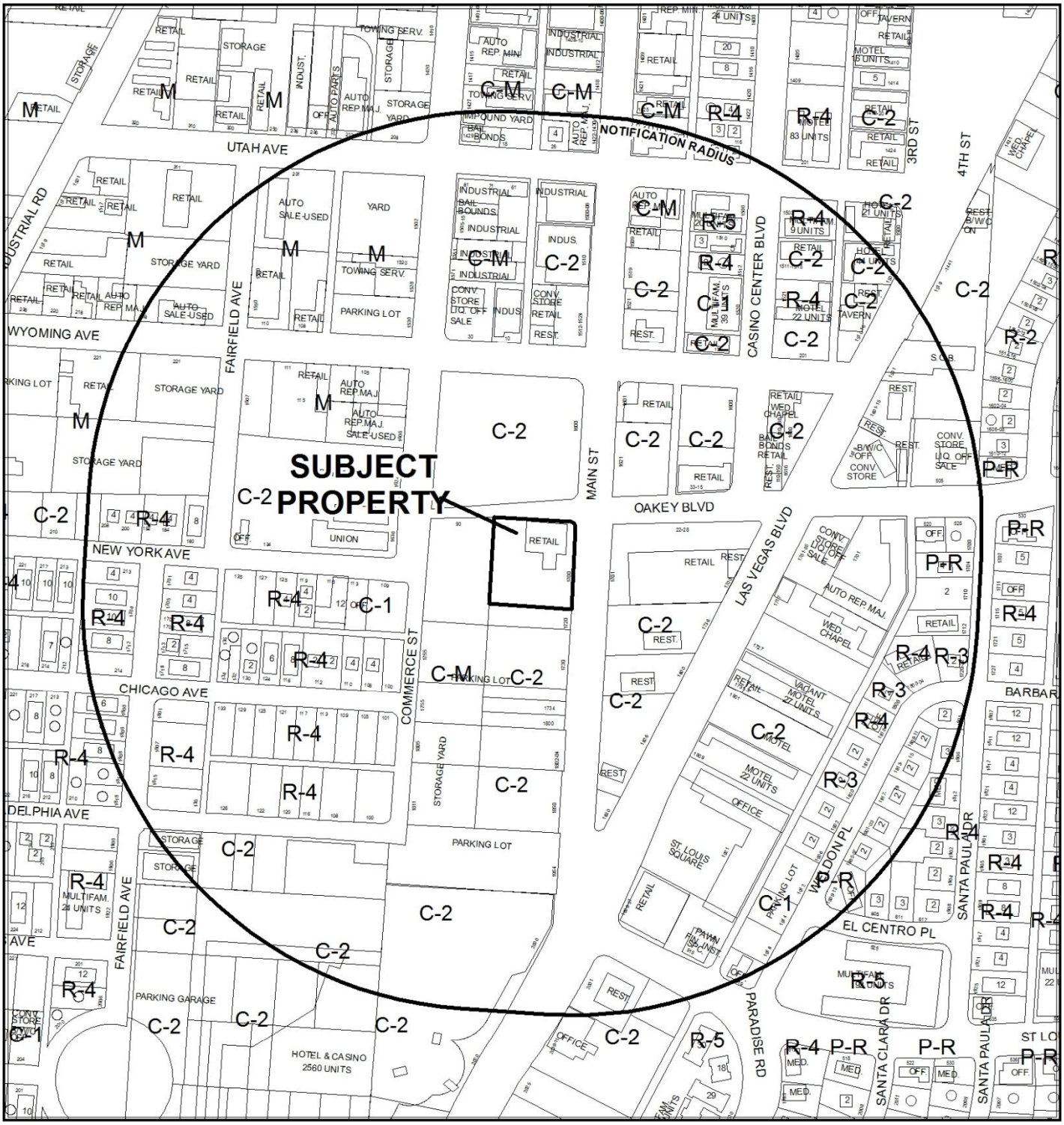
SUBJECT:
SUP-51407 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUPER PAWN, LLC - OWNER: JANKOVICS ROBERT - For possible action on a requested for a Special Use Permit FOR A PROPOSED PAWN SHOP WITH A WAIVER TO ALLOW A 750-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 1700 South Main Street (APN 162-03-301-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51205]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

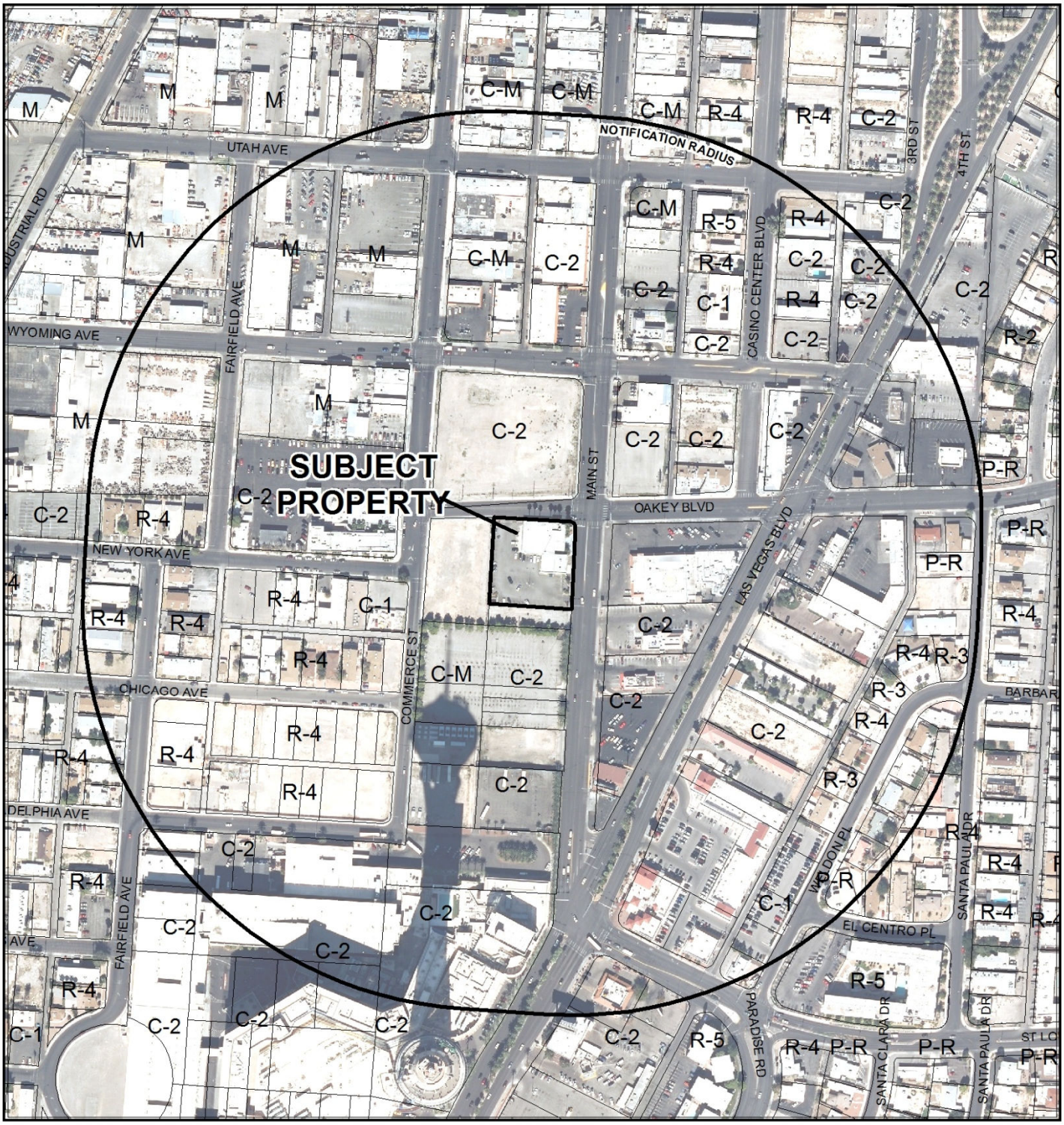
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-51407 (PRJ-51205)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



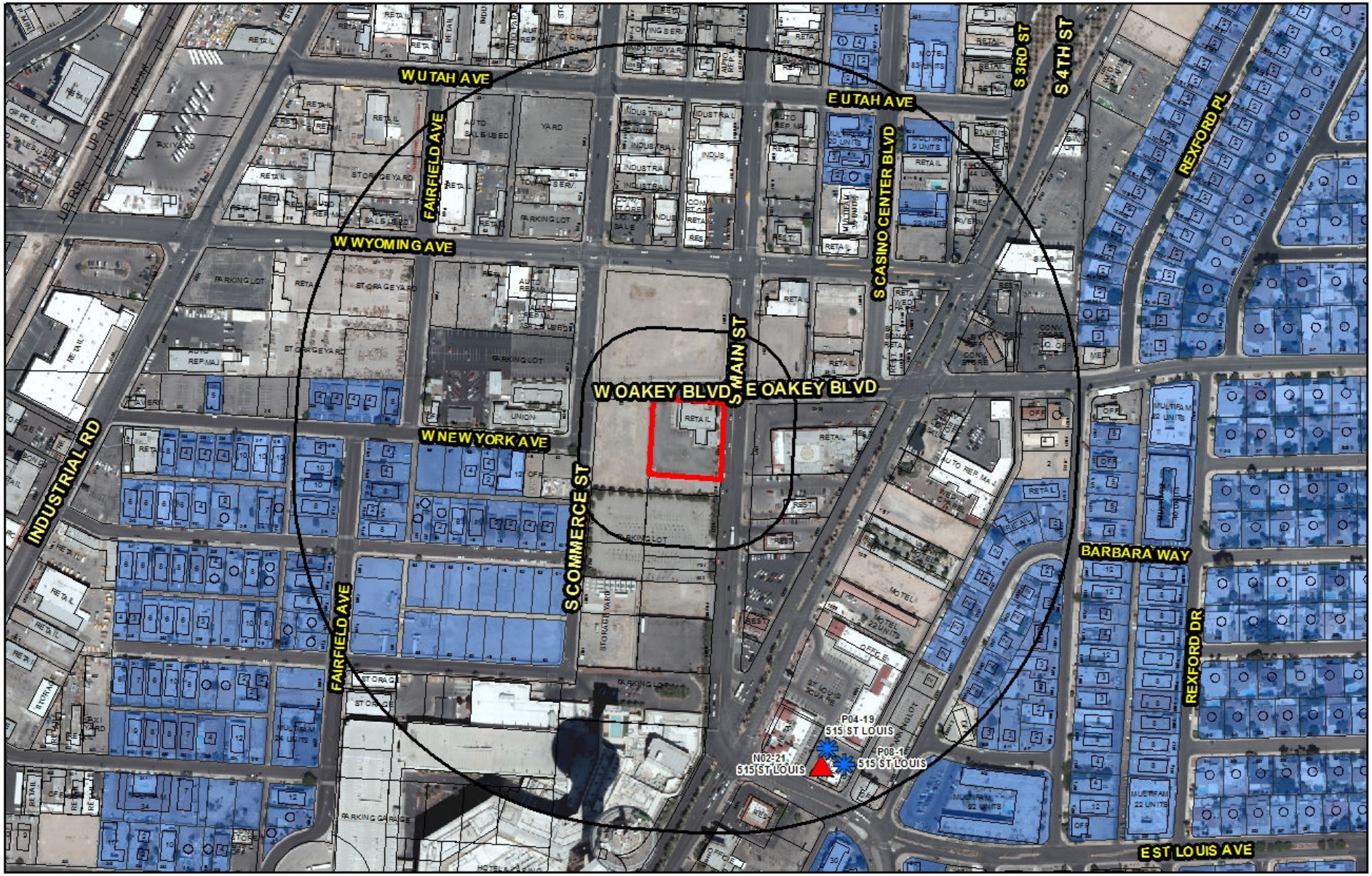
CASE: **SUP-51407 (PRJ-51205)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 200 400 Feet

N



SUP-51407 (PRJ-51205)

Pawnshops

Business Licenses

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Protected Uses

- Residential Property

- Subject Property
- 200ft & 1000ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, September 25, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-51407 APN: 162-03-301-002

Name of Property Owner: Robert Jankovics

Name of Applicant: Cash America International, Inc.

Name of Representative: Jennifer Lazovich - Kaempfer Crowell

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes __X__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: ROBERT. JANKOVICS

Subscribed and sworn before me

This 21st day of SEPTEMBER 2013

Sharon A. McKenna

Notary Public in and for said County and State

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.doc

13493.23

1307509v1

SHARON A. McKENNA
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN DUTCHESS COUNTY
COMMISSION EXPIRES JULY 31, 2017
#01MC1955785

PRJ-51205
09/25/13

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Pawn Shop

Project Address (Location) 1700 South Main Street

Project Name Super Pawn Proposed Use Pawn Shop

Assessor's Parcel #(s) 162-03-301-002 Ward # 3

General Plan: existing C proposed n/a Zoning: existing C-2 proposed n/a

Commercial Square Footage 11,400 + Floor Area Ratio

Gross Acres .97 + Lots/Units 1 Density

Additional Information

PROPERTY OWNER Robert Jankovics Contact n/a

Address 43 Market Street Phone: n/a Fax: n/a

City Poughkeepsie State New York Zip 12601

E-mail Address n/a

APPLICANT Cash America International, Inc. Contact Caroline Ciocca

Address 3021 Business Lane Phone: 702-735-4444 Fax: 702-739-7888

City Las Vegas State NV Zip 89103

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Contact Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181

City Las Vegas State 89113 Zip 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* [signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name ROBERT JANKOVICS

Subscribed and sworn before me

This 21st day of September, 20 13.

Sharon A. McKenna

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-51407
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

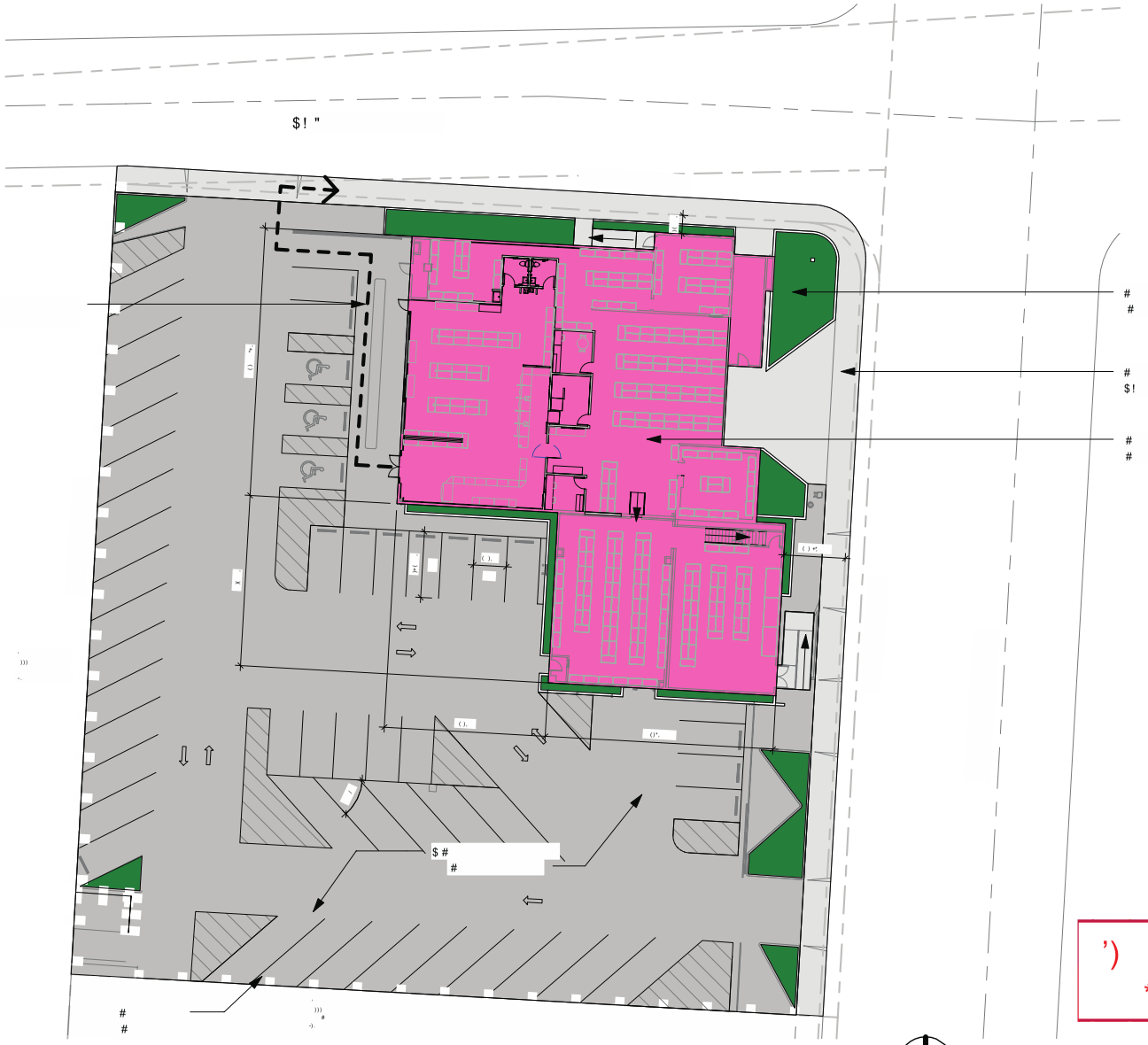
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

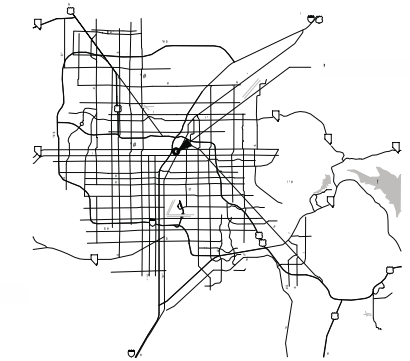
f:\depot\Application Packet\Application Form.pdf

Revised 10/27/08

SHARON A. McKENNA
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN DUTCHESS COUNTY
COMMISSION EXPIRES JULY 31, 2017
#01MC1955795

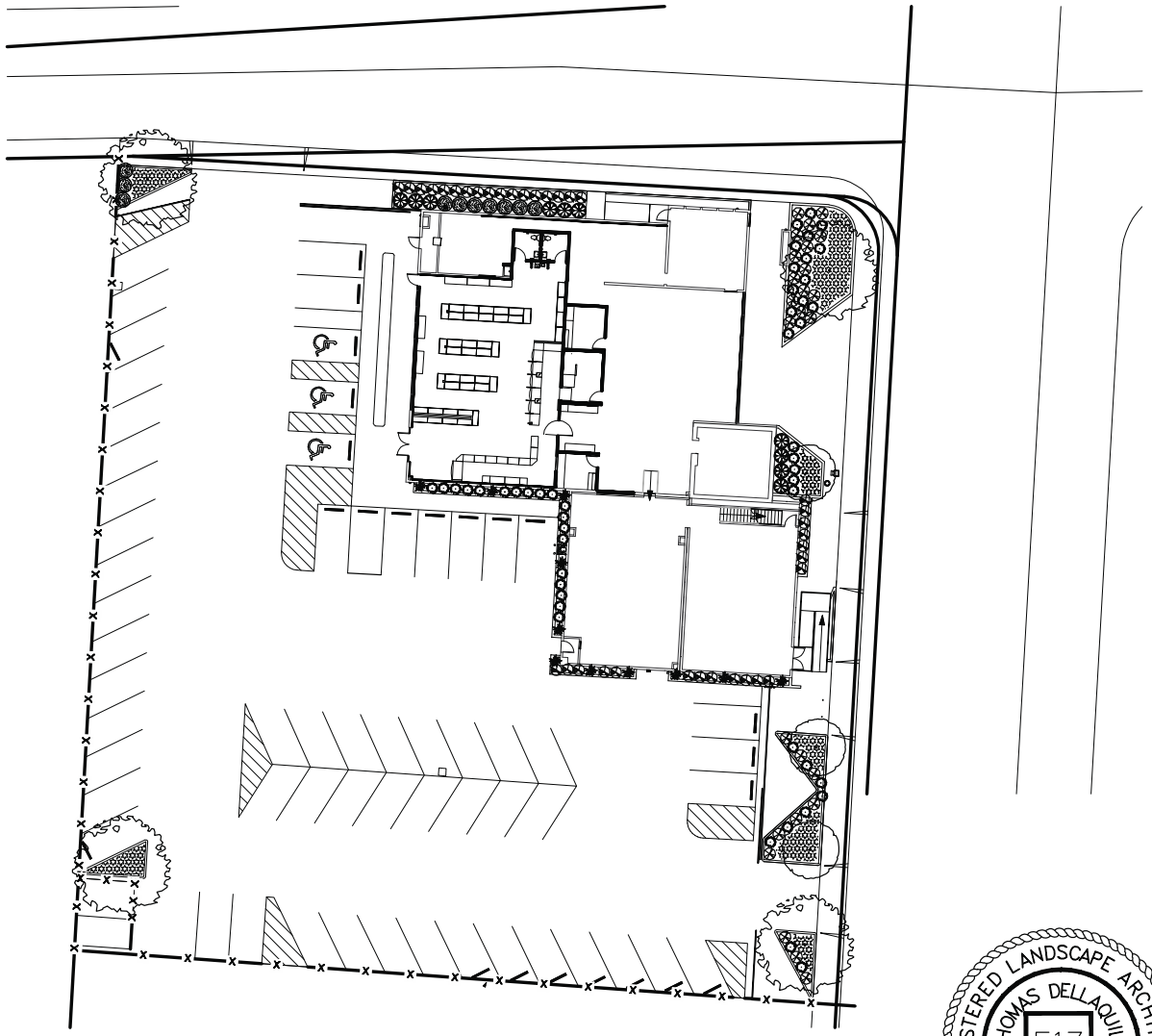
PRJ-51205
09/25/13





designcell

SUP-51407



PLANT LEGEND

TREES

KEY	BOTANICAL/ COMMON NAME	SIZE	NOTES
	Fraxinus v. "Rio Grande" FanTex Ash	15 Gal.	
	Sophora secundiflora Texas Mountain Laurel	24" Box.	STANDARD

SHRUBS

KEY	BOTANICAL/ COMMON NAME	SIZE	
	Tecoma stans Yellow Bells	5 GAL.	
	Cordia boissieri Texas Olive	5 GAL.	
	Ilex vomitoria "Nana" Dwarf Holly	5 GAL.	
	Justica spicigera Mexican Honeysuckle	5 GAL.	
	Eremophila maculata "Valentine" Valentine Bush	5 GAL.	
	Juniperious c. "Sparten" Green Column Juniper	15 GAL.	

VINES

KEY	BOTANICAL/ COMMON NAME	SIZE	
	Rosa banksia Lady Banks Rose	15 GAL.	50% White 50% Yellow

GROUNDCOVERS

KEY	BOTANICAL/ COMMON NAME	SIZE	REMARK,QUAN.
	Rosa Flower Carpet Flower Carpet Rose	1 GAL.	3' O.C.

NOTES

ALL TREES WITHIN 5' OF HARDSCAPE SHALL HAVE ROOT BARRIERS.
ALL AREAS RECIEVE 2" OF 1/2" VISTA GOLD CRUSHED ROCK UNLESS OTHERWISE NOTED
REMOVE VINES FROM NURSERY STAKES AND ATTACH TO POST

REGISTERED LANDSCAPE ARCHITECT
THOMAS DELLAQUILA
517
STATE OF NEVADA

NORTH

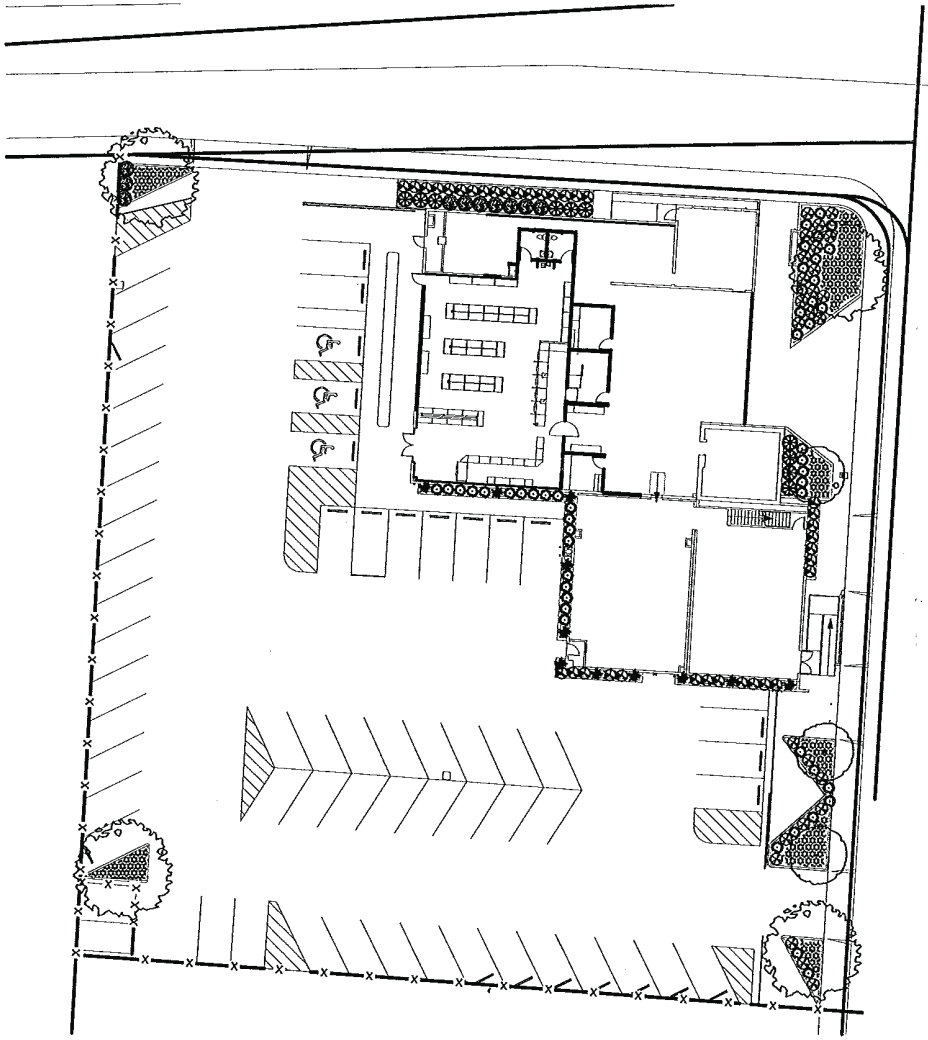
SCALE
1/32" = 1'

A1—1 | **Super Pawn LV01 Relo**
Project: 13 043
09-18-13

Landscape Concept
Scale: 1/32" = 1'-0"

designcell ARCHITECTURE
10777 W. TWAIN AVE. STE. 125 T. 702 403-1575
LAS VEGAS, NV 89 WWW.DESIGN-CELL.COM

SUP-51407



PLANT LEGEND

TREES

KEY	BOTANICAL / COMMON NAME	SIZE	NOTES
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SHRUBS

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	Juniperious c. "Sparten" Green Columa Juniper	15 GAL.	

VINES

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GROUNDCOVERS

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REGISTERED LANDSCAPE ARCHITECT
THOMAS DELLAQUILA
517
STATE OF NEVADA

NORTH

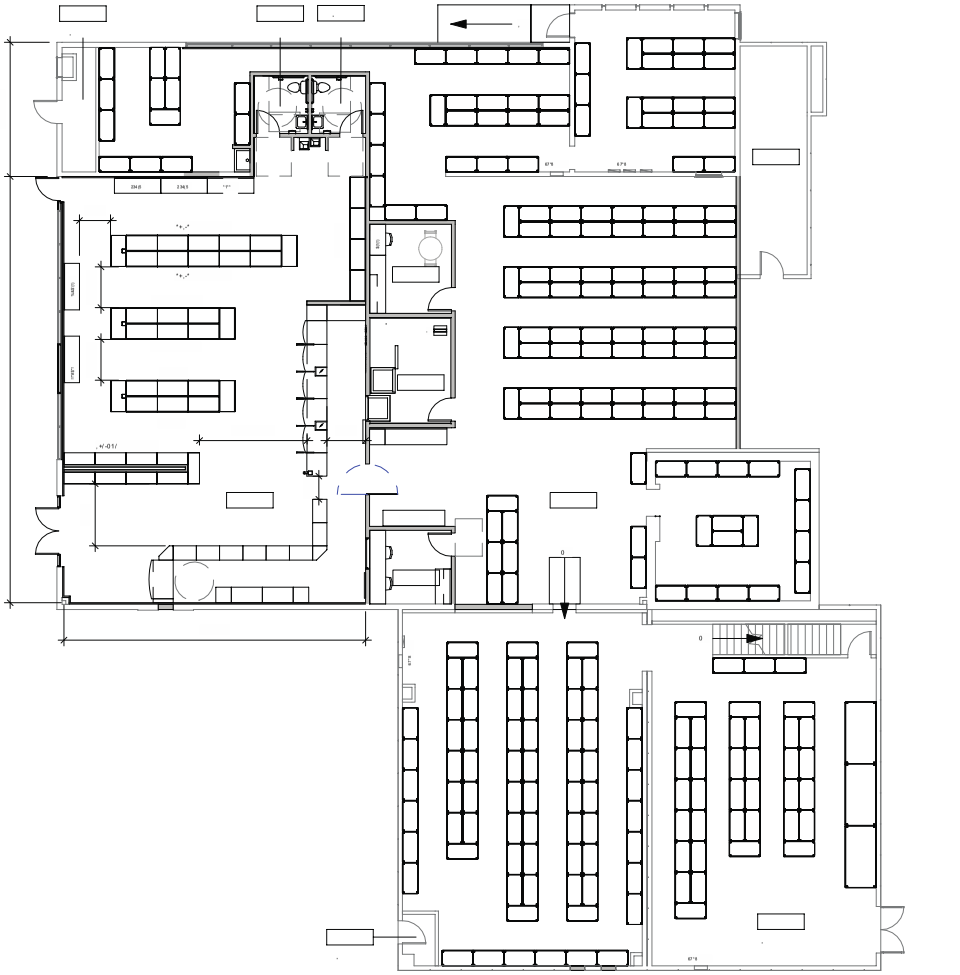
SCALE
1/32" = 1'

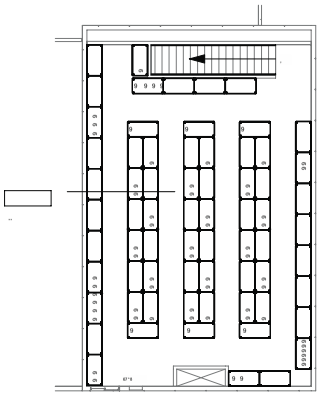
A1—1 | **Super Pawn LV01 Relo**
Project: 13 043
09-18-13

Landscape Concept
Scale: 1/32" = 1'-0"

designcell ARCHITECTURE
10777 W. TWAIN AVE. STE. 125 T. 702-403-1575
LAS VEGAS, NV 89 WWW.DESIGN-CELL.COM

SUP-51407





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designcell

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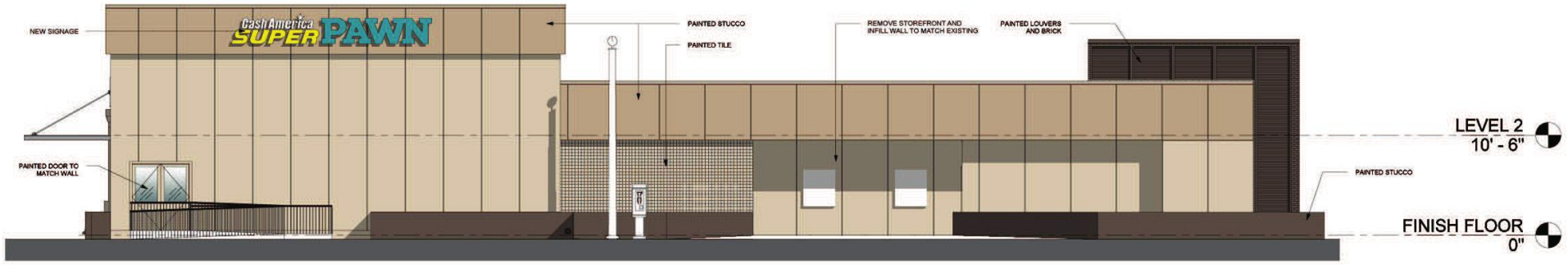
SUP-51407

PAINT COLORS

SHERWIN WILLIAMS "LATTE"

SHERWIN WILLIAMS "KILIM BEIGE"

SHERWIN WILLIAMS "SABLE"



1 EAST ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"

A1-3 | Super Pawn LV01 Relo
Project: 13 043
09-18-13
Exterior Elevations
Scale: 3/32" = 1'-0"

designcell ARCHITECTURE
10777 W. TWAIN AVE. STE. 125 T. 702 403-1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM

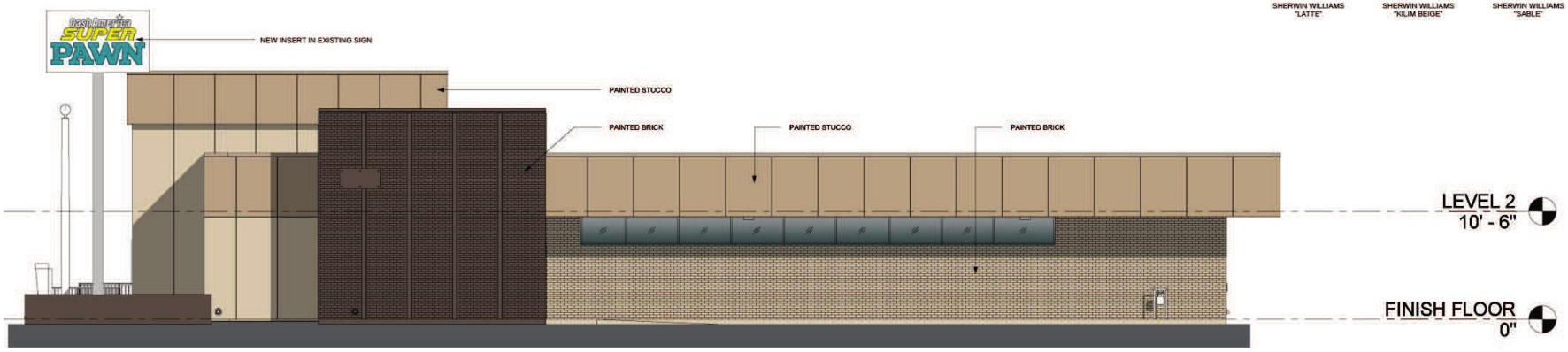
SUP-51407

PAINT COLORS

SHERWIN WILLIAMS "LATTE"

SHERWIN WILLIAMS "KILIM BEIGE"

SHERWIN WILLIAMS "SABLE"



1 NORTH ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"

A1-4

Super Pawn LV01 Relo

Project: 13 043

09-18-13

Exterior Elevations

Scale: 3/32" = 1'-0"

designcell ARCHITECTURE
10777 W. TWAIN AVE. STE. 125 T. 702 403-1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM

SUP-51407

KAEMPFER CROWELL

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

September 24, 2013

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter – 1700 S. Main Street
Special Use Permit – Pawnshop

To Whom It May Concern:

Please be advised, this office represents Cash America (dba "SuperPawn"). On behalf of SuperPawn, we are filing a special use permit for a pawnshop, financial institution specified and secondhand sales at 1700 S. Main Street.

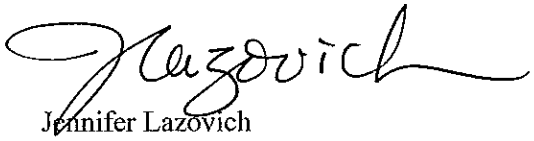
For many years, SuperPawn has leased a building at 515 E. St. Louis. The lease for this location will expire next year and SuperPawn must relocate their operation to a nearby site. The site is zoned C-2 and has sufficient parking for the proposed operation. SuperPawn will make both interior and exterior improvements to the existing building. The exterior improvements include a pleasing color palette on the outside of the building and adding more landscaping. The site meets the distance separation from residential property. However, a waiver from the existing location to the new location may be required as the existing location is less than 1000 feet away from the new site. This waiver is only necessary for a limited amount of time. Once the new location is open, SuperPawn will close the location at 515 E. St. Louis and a waiver for distance separation between pawnshops and financial institutions specified is no longer required.

The applicant intends to use the existing pole sign for on-premise signage and is considering proposing a three sided pole sign with neon elements.

Please let me know if you have any questions. Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/sfm
cc: Caroline Ciocca

PRJ-51205
09/25/13

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

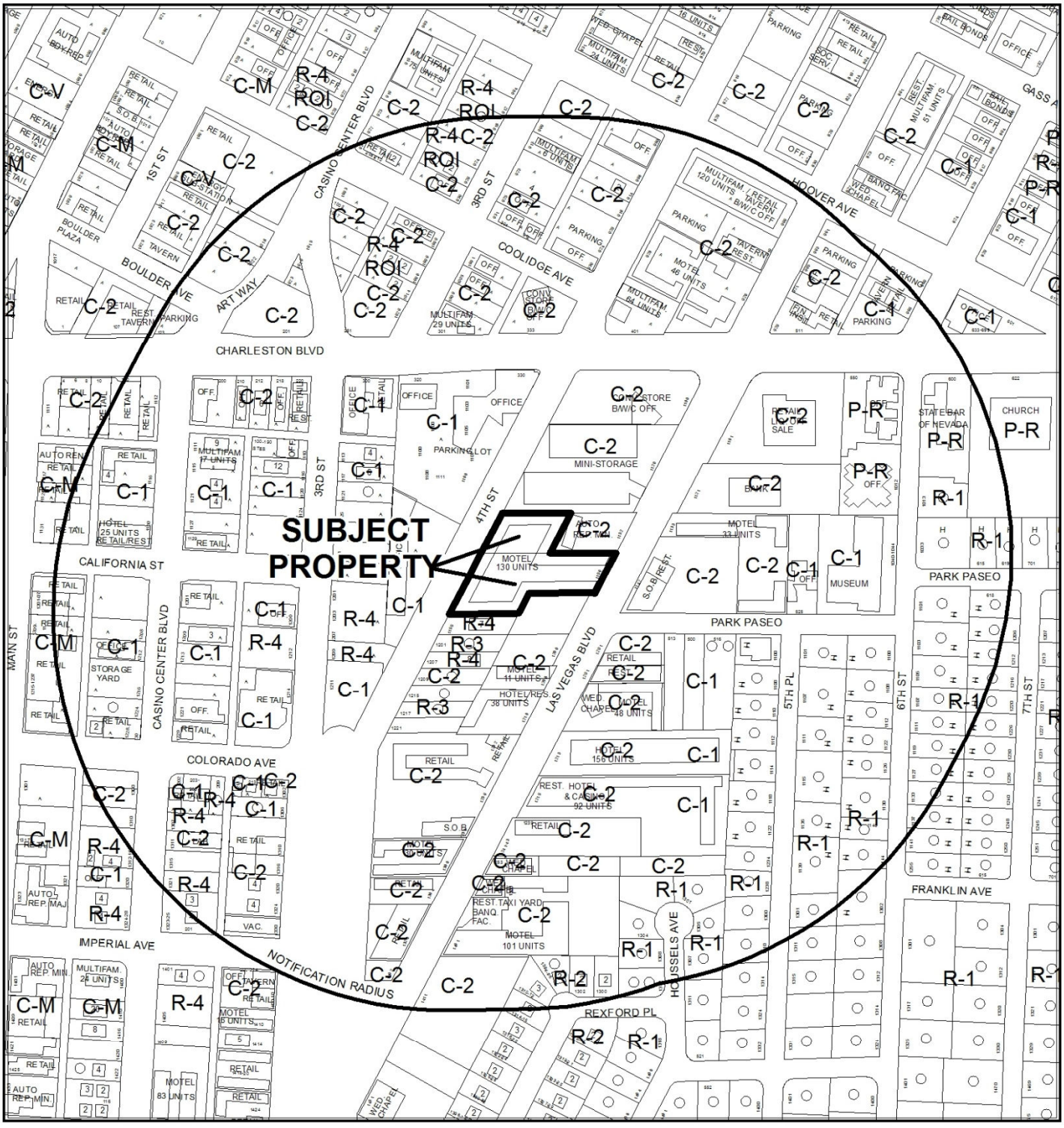
SUBJECT:
SUP-51411 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: YSBM INVESTMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SINGLE ROOM OCCUPANCY RESIDENCE at 1150 South Las Vegas Boulevard (APNs 162-03-112-003 and 004), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

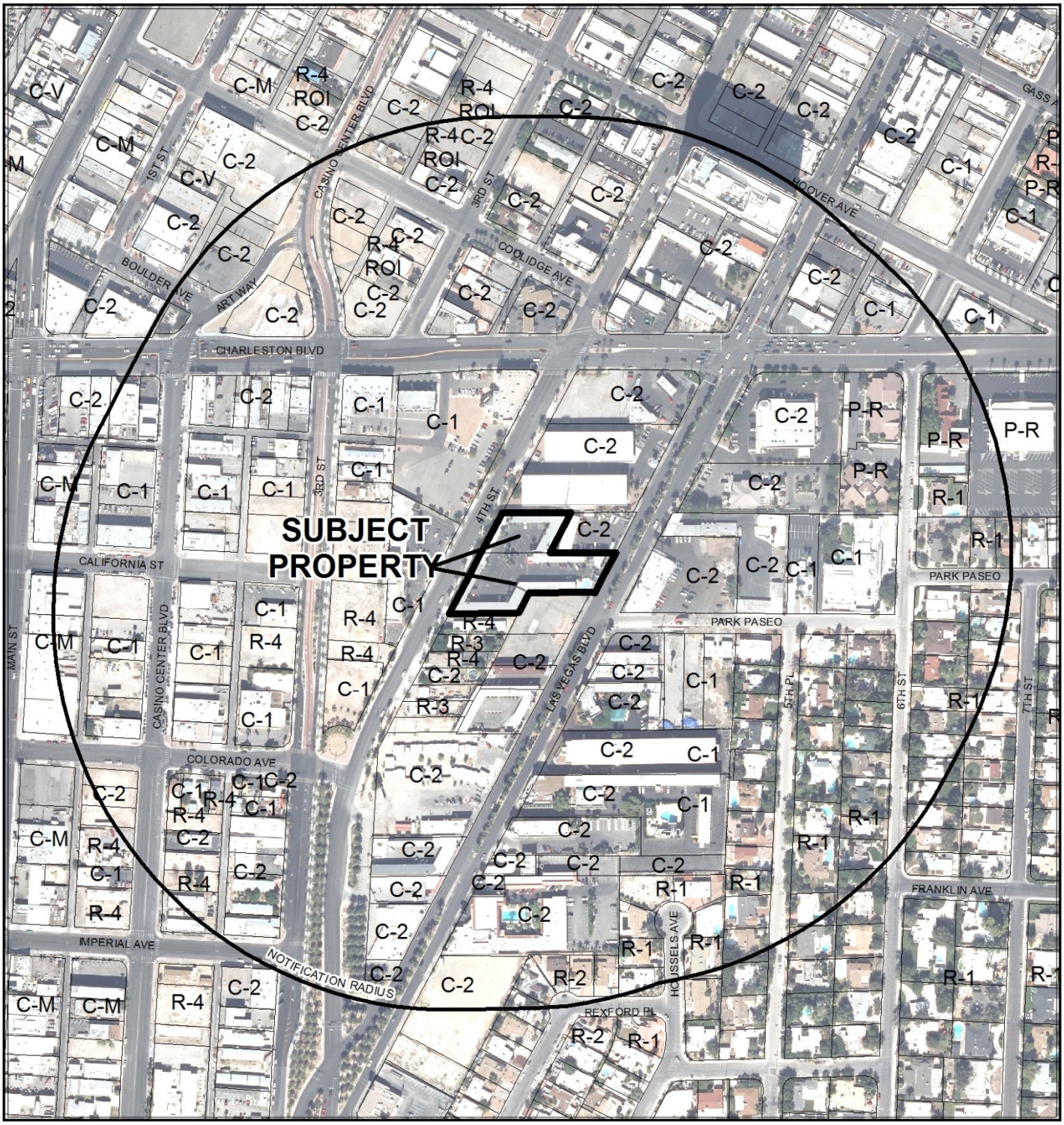
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-51411**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **SUP-51411**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

RECEIVED

SEP 25 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-51411** APN: _____

Name of Property Owner: YSBM INVESTMENT, LLC

Name of Applicant: YSBM INVESTMENT, LLC

Name of Representative: ARNOLD STALK

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: SHAWI YAAKOV

Subscribed and sworn before me

This 24 day of September, 20 13

_____

Notary Public in and for said County and State

VONDA KUSTER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 5-14-2016
Certificate No: 04-90581-1

RECEIVED

SEP 25 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) _____

Project Name VETERANS VILLAGE I **Proposed Use** SRO HOUSING

Assessor's Parcel #(s) 162-03-112-003 & 004 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 1.4 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER YSBM INVESTMENT, LLC **Contact** _____

Address 1150 LAS VEGAS BLVD. SOUTH **Phone:** 287-2332 **Fax:** 243-2377

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address KOBI@SHANIMAIL.COM

APPLICANT _____ **Contact** _____

Address 1150 LAS VEGAS BLVD. SO. **Phone:** 287-2332 **Fax:** 243-2377

City LAS VEGAS, NEVADA **State** NV **Zip** 89104

E-mail Address KOBI@SHANIMAIL.COM

REPRESENTATIVE ARNOLD STALK PHD **Contact** ARNOLD STALK, PHD

Address 840 S. RANCHO DRIVE SUITE 4 **Phone:** 624-5792 **Fax:** 243-2377

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address ARNOLDSTALK@GMAIL.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name SHANI YAAKOV

Subscribed and sworn before me

This 24 day of September, 20 13.

_____

Notary Public in and for said County and State

YONDA KUSTER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 5-14-2016
Certificate No: 04-90581-1

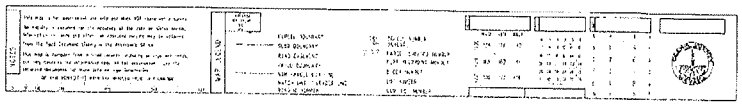
Revised 10/27/08

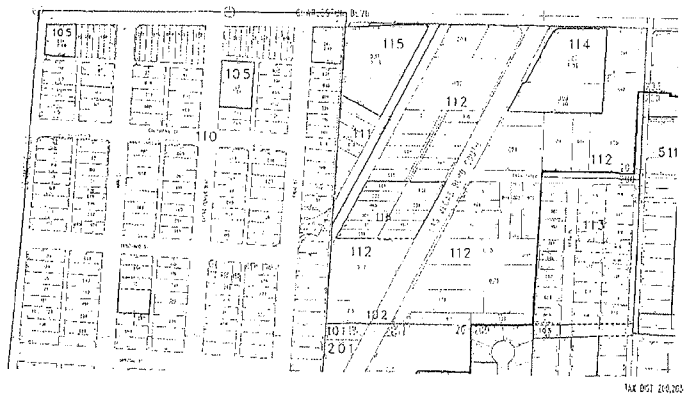
FOR DEPARTMENT USE ONLY

Case #	SUP-51411
Meeting Date:	11/12/13
Total Fee:	$1030.00
Date Received:*	9/25/13
Received By:	J. Eddleman

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

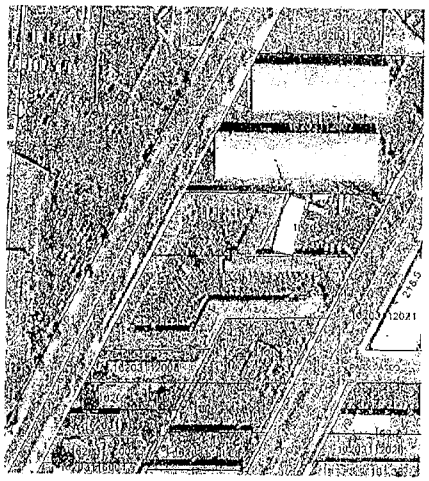
f:\depot\Application Packet\Application Form.pdf



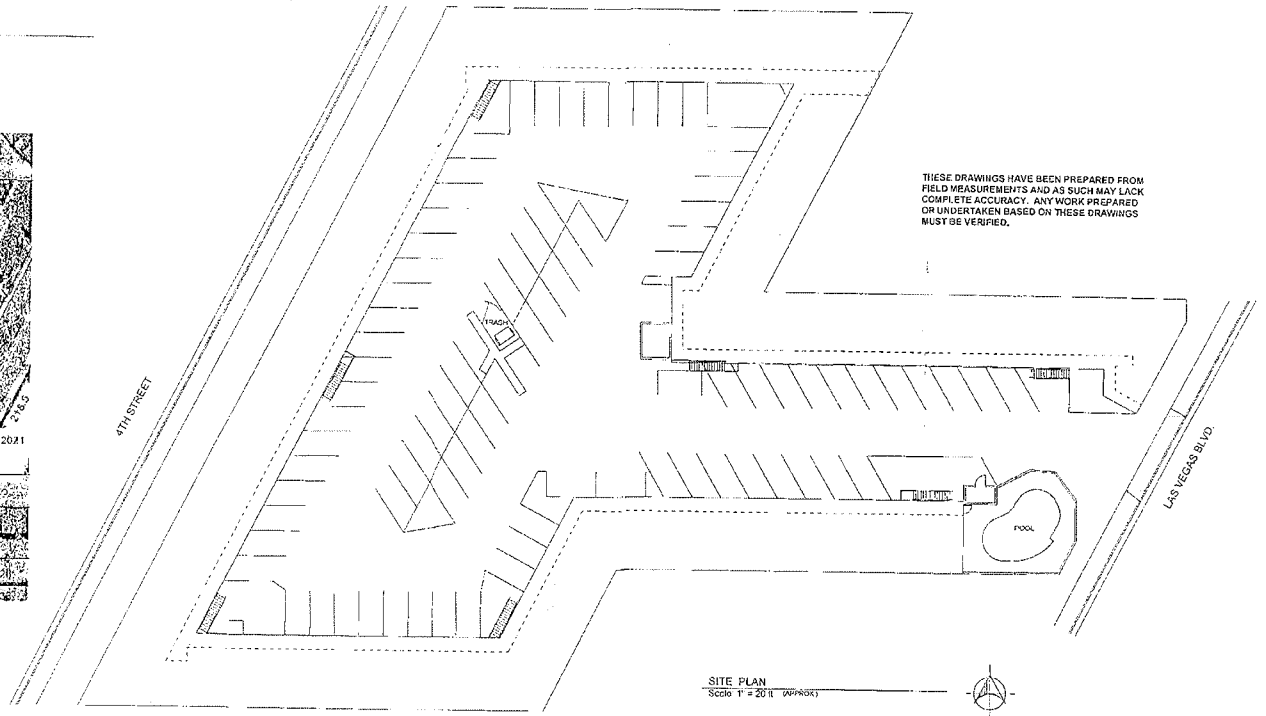


ASSESSOR'S PARCEL MAP
N.T.S.

1150 S. Las Vegas Blvd
Las Vegas, Nevada 89104

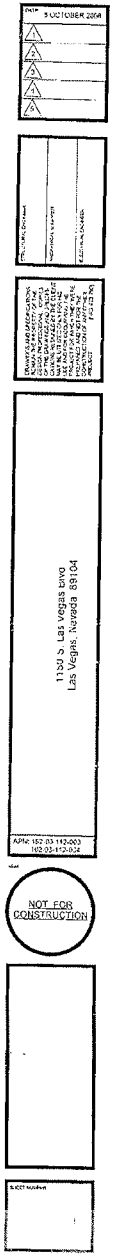


AERIAL VIEW
N.T.S.



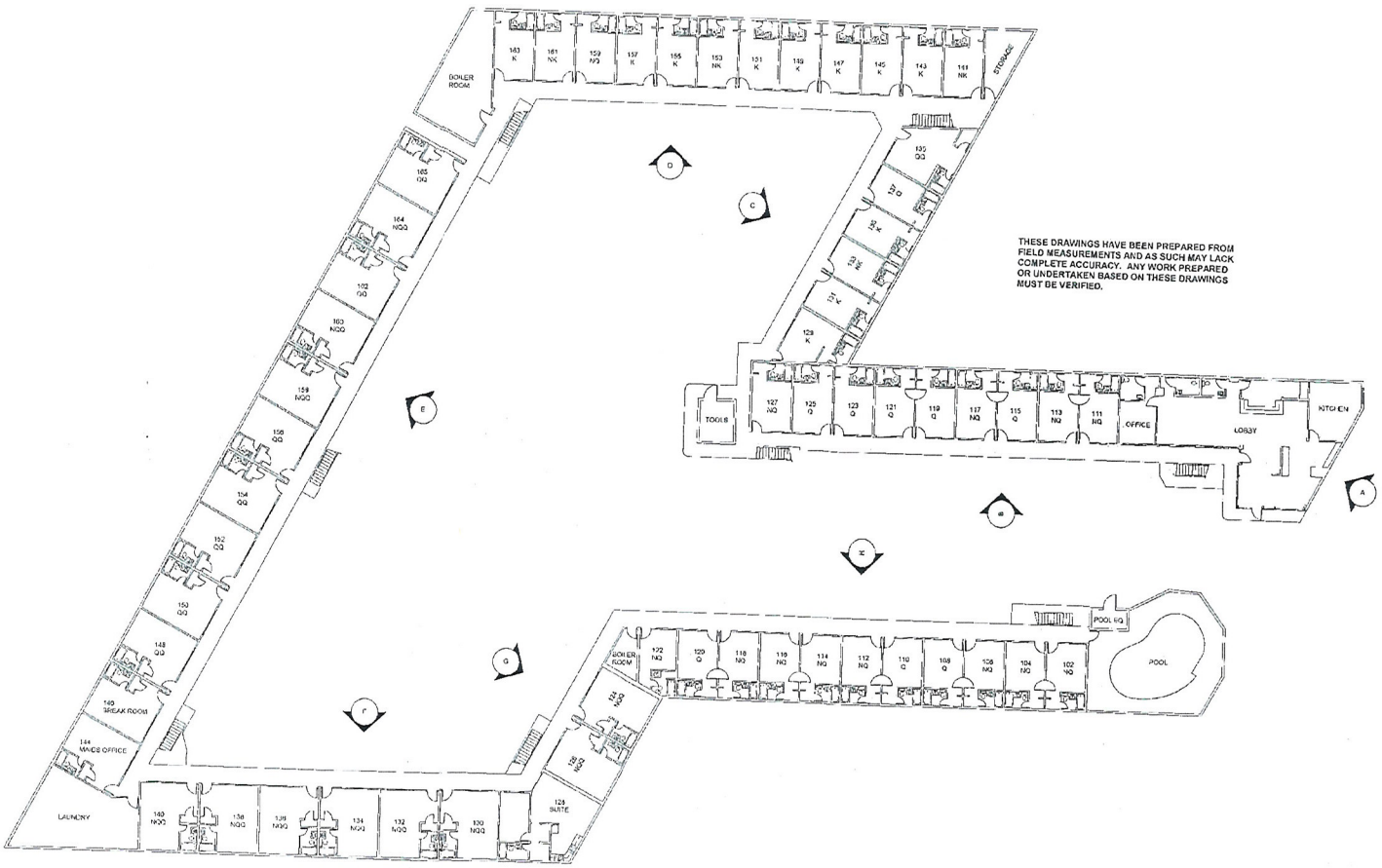
THESE DRAWINGS HAVE BEEN PREPARED FROM FIELD MEASUREMENTS AND AS SUCH MAY LACK COMPLETE ACCURACY. ANY WORK PREPARED OR UNDERTAKEN BASED ON THESE DRAWINGS MUST BE VERIFIED.

SITE PLAN
Scale 1" = 20'-0" (APPROX.)



RECEIVED
SEP 25 2013

SUP-51411



THESE DRAWINGS HAVE BEEN PREPARED FROM FIELD MEASUREMENTS AND AS SUCH MAY LACK COMPLETE ACCURACY. ANY WORK PREPARED OR UNDERTAKEN BASED ON THESE DRAWINGS MUST BE VERIFIED.

FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"

DATE: 8 OCTOBER 2008

1
2
3
4
5

STATUTORY CHANGES
REVISION CHANGES
SECTIONAL CHANGES

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS, IN WHOLE OR IN PART, MUST BE FURNISHED AS FOR THE USE AND FOR DISCLOSURE TO THE PROJECT FOR WHICH THIS PROJECT IS PREPARED AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT. PRINTED INC.

1150 S. Las Vegas Blvd
Las Vegas, Nevada 89104

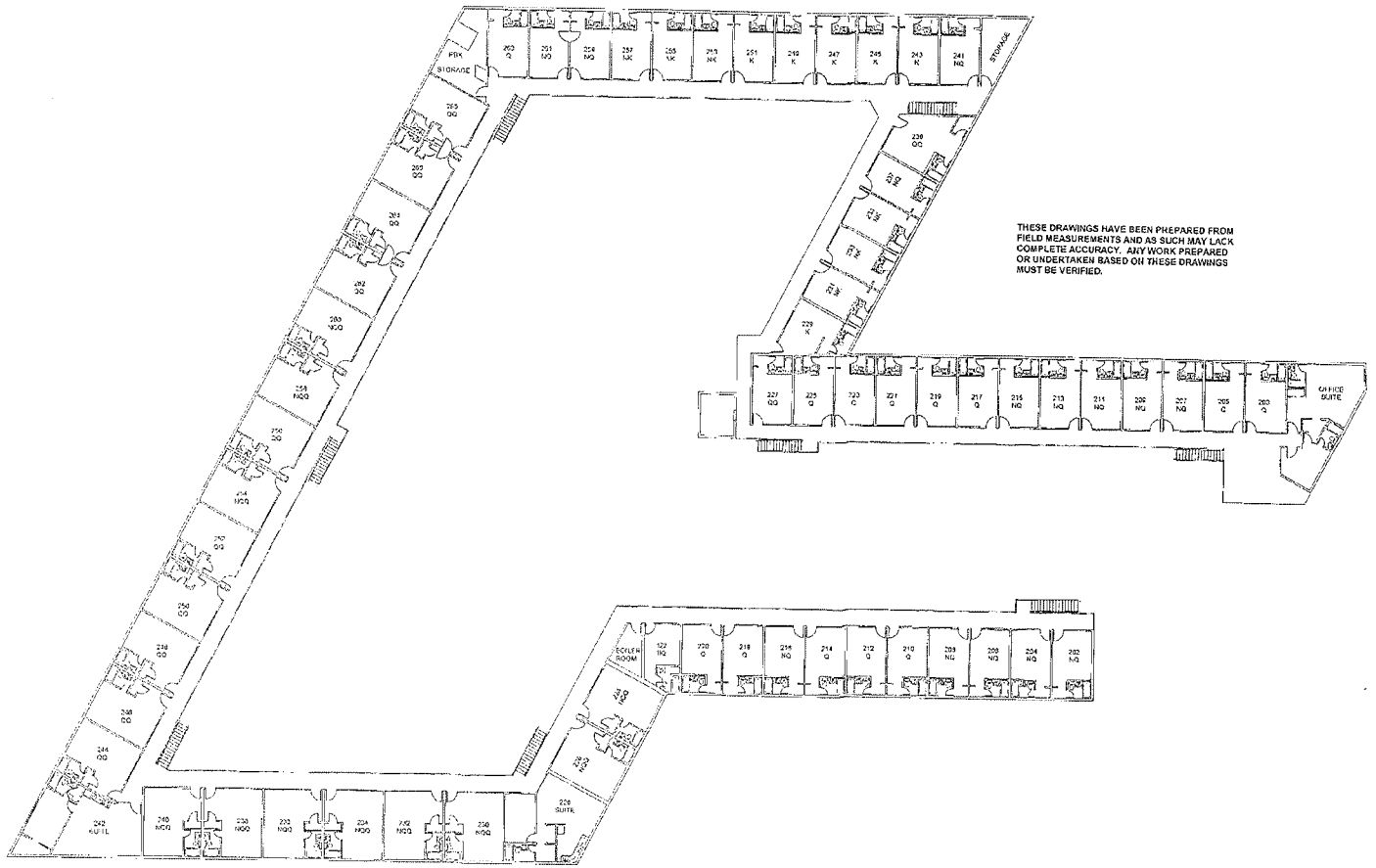
APN 162-03-112-003
162-03-112-004

NOT FOR CONSTRUCTION

SHEET NUMBER:

RECEIVED
SEP 25 2013

SUP-51411



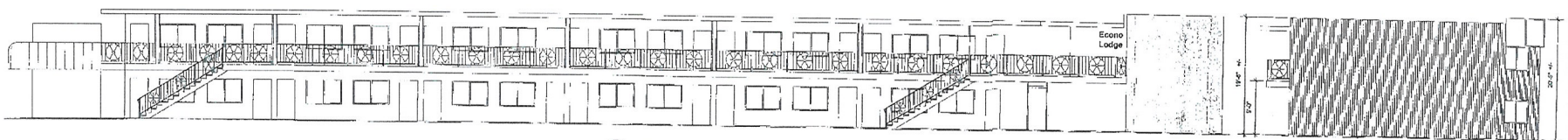
SECOND FLOOR PLAN
Scale: 1/16" = 1'-0"

1150 S. Las Vegas Blvd
Las Vegas, Nevada 89104

APN: 162-03-112-003
162-03-112-004

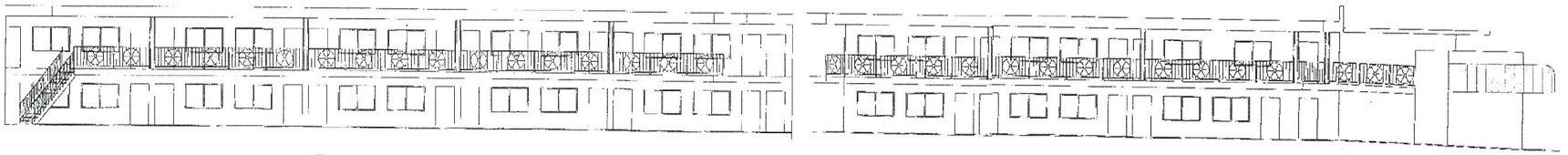
NOT FOR CONSTRUCTION

SUP-51411



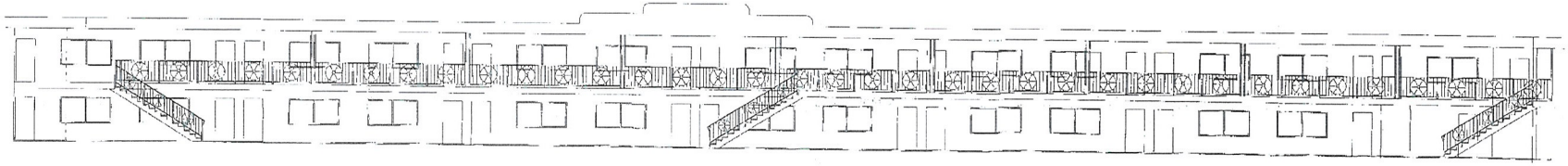
B ELEVATION Scale: 1/8" = 1'-0"

A FRONT (EAST) ELEVATION Scale: 1/8" = 1'-0"

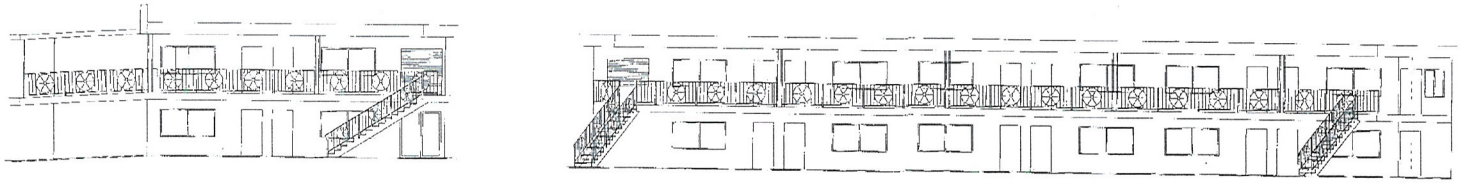


D ELEVATION Scale: 1/8" = 1'-0"

C ELEVATION Scale: 1/8" = 1'-0"

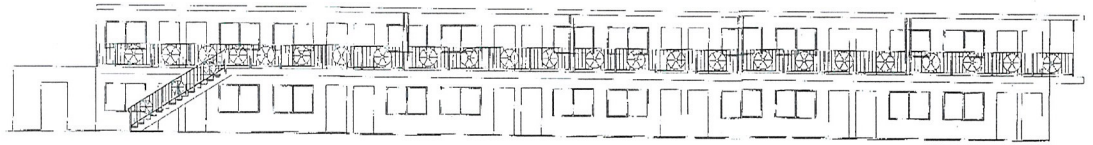


E ELEVATION Scale: 1/8" = 1'-0"



G ELEVATION Scale: 1/8" = 1'-0"

F ELEVATION Scale: 1/8" = 1'-0"



H ELEVATION Scale: 1/8" = 1'-0"

THESE DRAWINGS HAVE BEEN PREPARED FROM FIELD MEASUREMENTS AND AS SUCH MAY LACK COMPLETE ACCURACY. ANY WORK PREPARED OR UNDERTAKEN BASED ON THESE DRAWINGS MUST BE VERIFIED.

DATE 8 OCTOBER 2006

1 2 3 4 5

1130 S. Las Vegas Blvd
Las Vegas, Nevada 89104

APN: 162-03-112-003
162-03-112-004

NOT FOR CONSTRUCTION

SEP 25 2013

RECEIVED

SUP-51411

VETERANS VILLAGE LAS VEGAS
1150 LAS VEGAS BLVD. S
LAS VEGAS, NV 89104
www.vvlv.org • www.sharelasvegas.org

SHARE
Las Vegas' Humanistic Charity

Mailing address:
840 South Rancho Drive Suite #4
PO Box 622
Las Vegas, Nevada 89106

RECEIVED
SEP 25 2013

JUSTIFICATION LETTER

APN: 162-03-112-004
Lot Size: 0.99 acres
APN: 162-03-112-003
Lot Size: 0.41 acres

Southern Nevada GIS ~ OpenWeb Info Mapper



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date Created: 9/23/2013

Background: Veterans Village is comprised of 120 units to house U.S. Veterans.

Veterans Village Mission Statement:

Veteran's Village is dedicated to the creation of an environment that is home to United States Veterans. This is a unique and innovative approach to holistic and comprehensive transitional housing with referrals for support services.

SUP-51411

SHARE is the "Parent organization" that operates Veterans Village. SHARE is a non-profit 501(c)(3) organization founded in 1994 by business executives dedicated to providing affordable housing for individuals in need. During its nearly 20 year history, the organization has served hundreds of families, seniors, veterans and those with physical challenges or terminal illnesses. Today, SHARE is actively involved with raising funds for various social causes including housing assistance as well as neighborhood support service programs. Its mission is simple – to build a better world. One life at a time. Federal **ID# 94-3209791**

Veterans Village is applying for a Special Use Permit for a "Single Room Occupancy" (SRO) use. Veterans Village is located in Downtown Las Vegas, Nevada in a repurposed motel that was in disrepair and decline. That facility is nearly complete with a renovation of the interior and exterior of all resident rooms. The renovation was made possible through a grant from The Home Depot Foundation to install new roofing, windows, air conditioning/heating, carpeting, painting (interior & exterior), kitchen and library.

The Veterans Village facility contains:

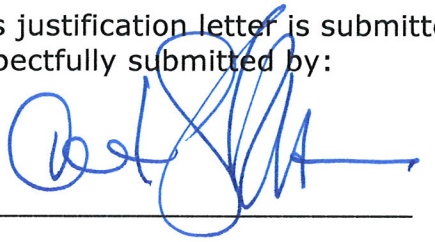
- 120 newly refurbished rooms.
- Outdoor pool and patio.
- Common rooms, laundry, library and TV room.

No social services are done on site. All services are on a referral basis and are provided by outside agencies.

SPECIAL USE PERMIT REQUEST
For a Single Room Occupancy (SRO) furnished rooms rented on a weekly basis and which provides Common facilities and services for laundry, cleaning and meals.

Neighborhood Meeting:
A neighborhood public meeting will be held on October 8, 2013 at 5:30pm located at Veterans Village lobby, 1150 Las Vegas Blvd. South, Las Vegas, Nevada 89104.

This justification letter is submitted to The City of Las Vegas for consideration and is respectfully submitted by:



Arnold Stalk, Founder
Veterans Village

SUP-51411

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

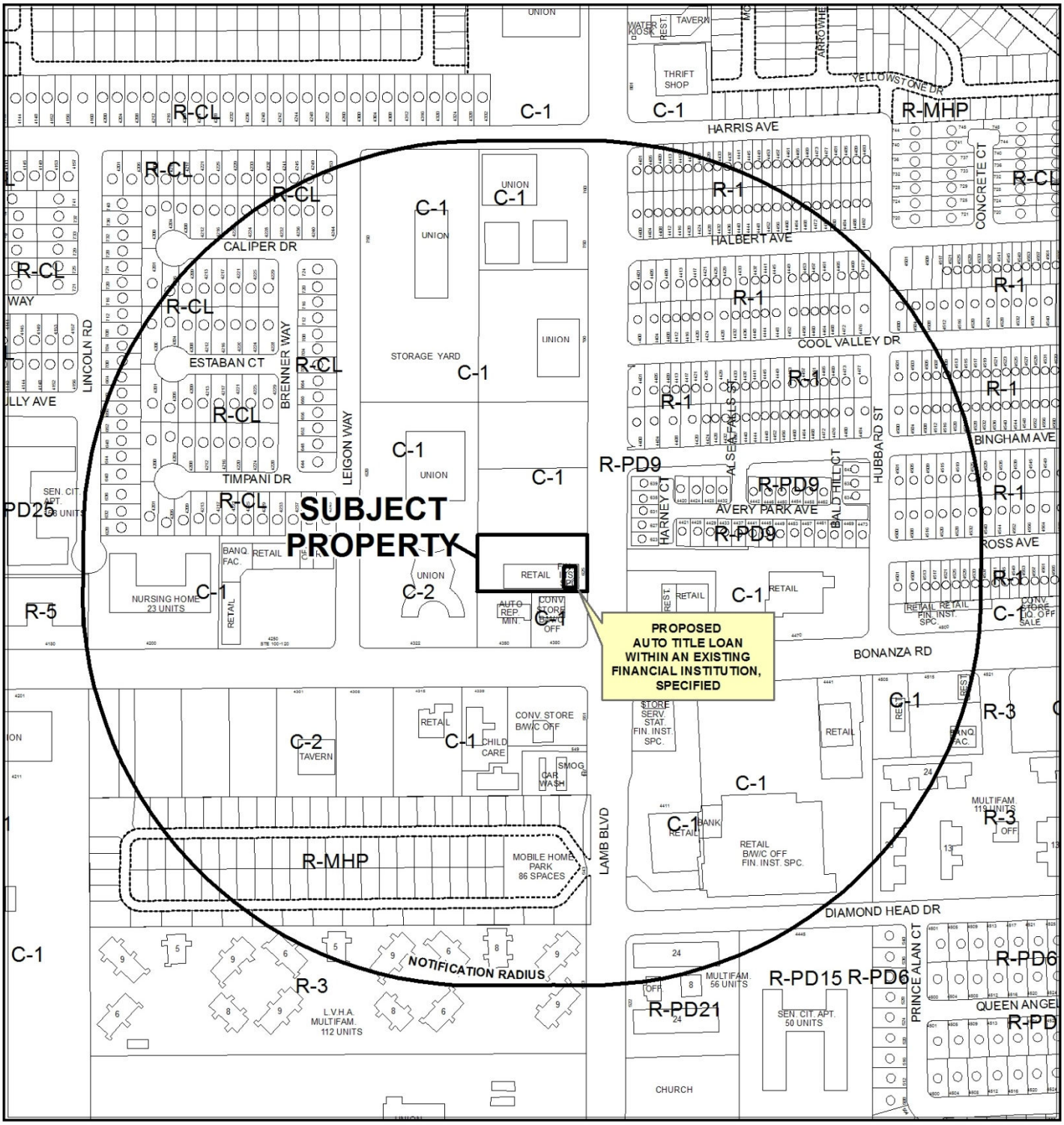
SUBJECT:
SUP-51416 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER - OWNER: HOUSHANG ROOHANI FAMILY TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH A WAIVERS TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED AND TO ALLOW A 287-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 625 North Lamb Boulevard, Suite #110 (APN 140-30-803-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PJR-51214].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

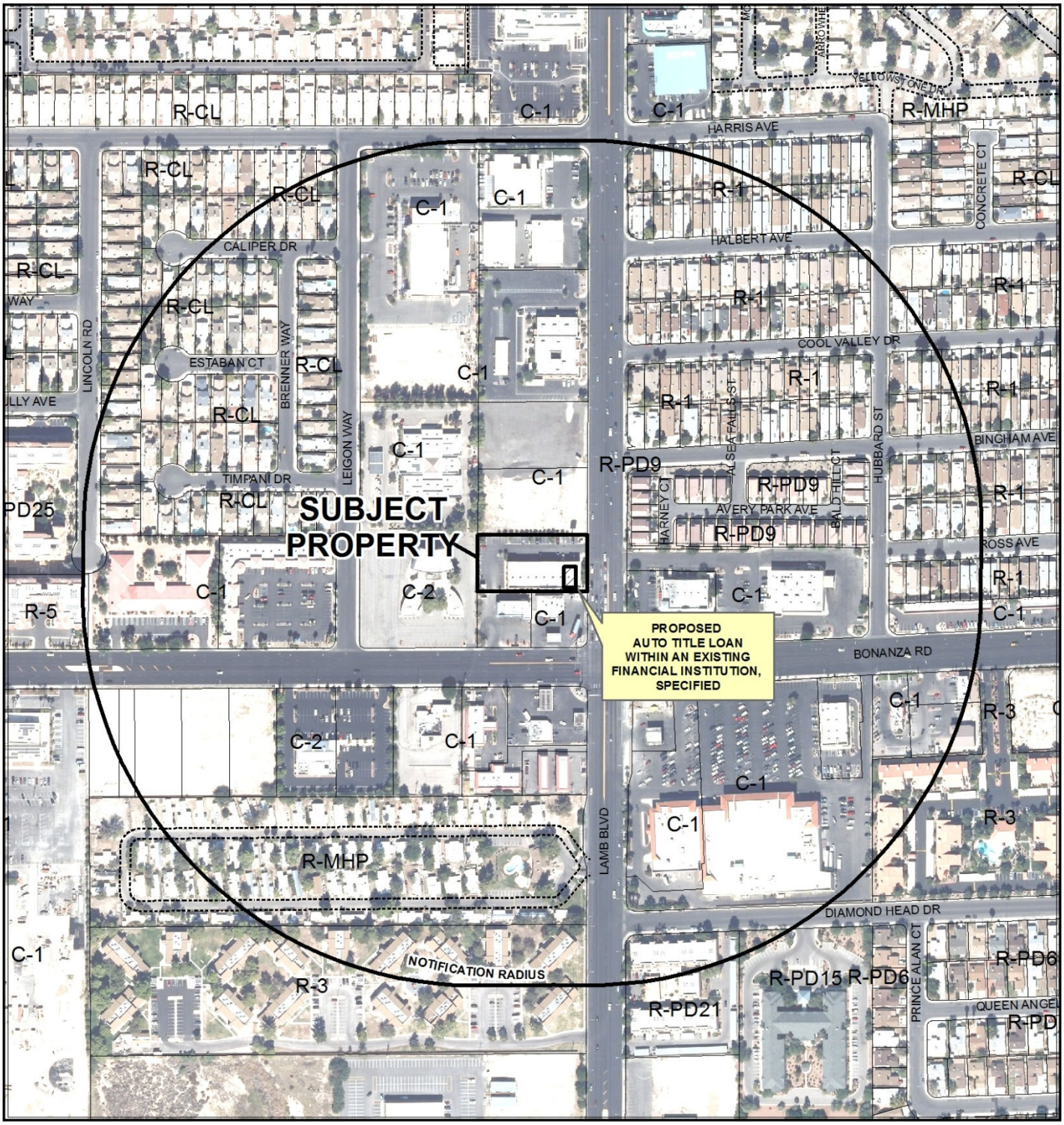
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-51416 (PRJ-51214)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



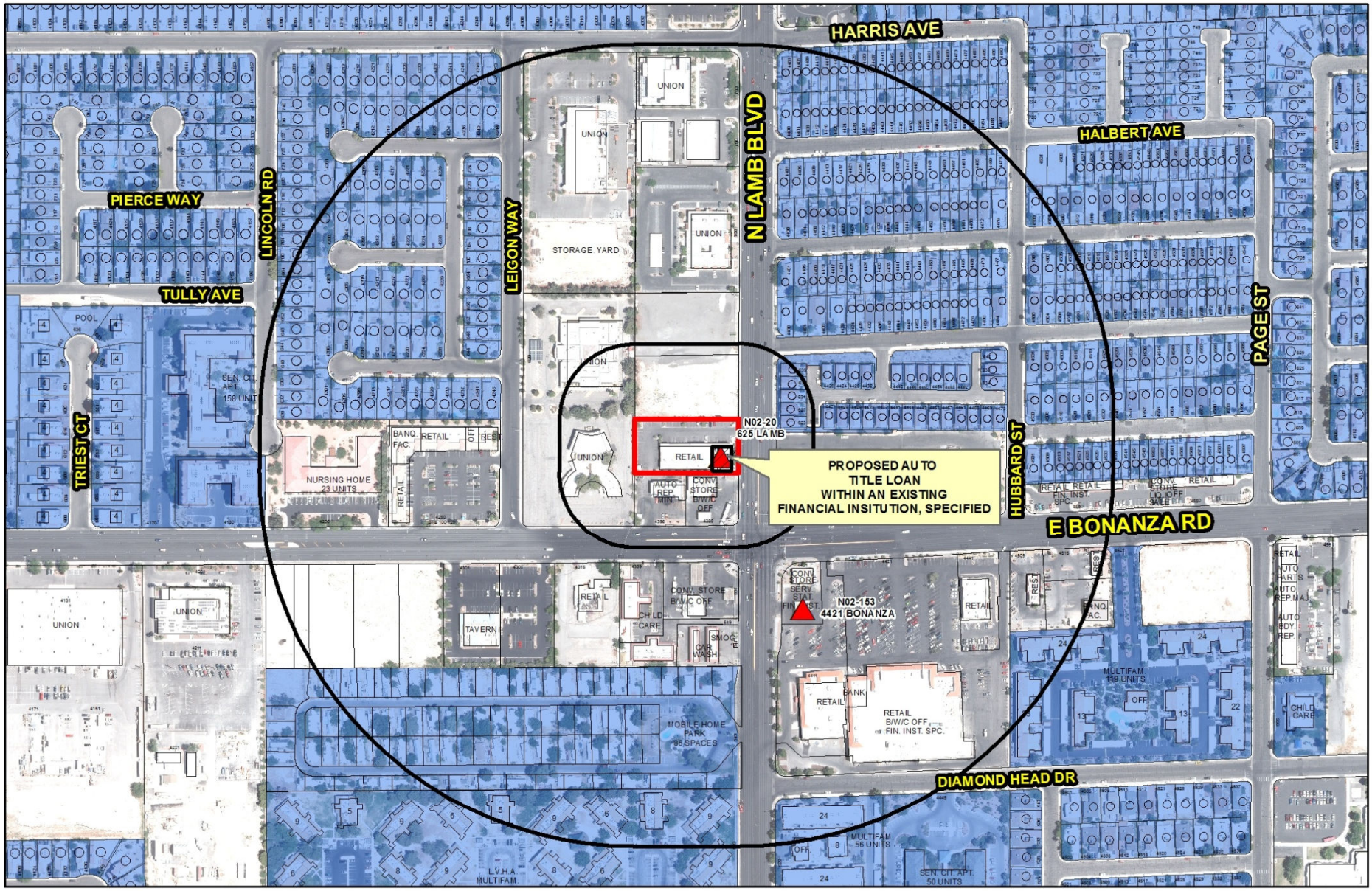
0 200 400 Feet

CASE: **SUP-51416 (PRJ-51214)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



SUP-51416 (PRJ-51214)

Auto Title Loan

Business Licenses

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Protected Uses

- Residential Property

- Subject Property
- 200ft & 1000ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, September 30, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-51416

Case Number: PRJ-51214 APN: 140-30-803-009

Name of Property Owner: Roohani Rustham & Shahnaz TRS and Roohani Houshang Family Tr

Name of Applicant: Dollar Loan Center

Name of Representative: David Galyen

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____ Shahnaz Roohani

Print Name: Rustam Roohani

Subscribed and sworn before me

This 24th day of September, 2013

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

PRJ-51214
09/25/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PRJ-51214/Dollar Loan Center SUP

Project Address (Location) 625 N. Lamb Blvd. Las Vegas, NV 89110

Project Name Bonanza **Proposed Use** Financial/Auto title

Assessor's Parcel #(s) 140-30-803-009 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage 2204 **Floor Area Ratio** _____

Gross Acres .92 **Lots/Units** _____ **Density** _____

Additional Information ** TRS and Roohani Houshang Family Trust

PROPERTY OWNER Roohani Rustham & Shahnaz ** **Contact** Golnar Amani-Yazadi

Address 3962 Red Rock St. **Phone:** (702) 982-2100 **Fax:** _____

City Las Vegas **State** NV **Zip** 89103

E-mail Address nima@thedesertworks.com

APPLICANT Dollar Loan Center **Contact** Dave Galyen

Address 8860 W. Sunset Rd. **Phone:** (702) 493-0978 **Fax:** (702) 631-5374

City Las Vegas **State** NV **Zip** 89148

E-mail Address dgalyen@dontbebroke.com

REPRESENTATIVE Dollar Loan Center **Contact** Dave Galyen

Address 8860 W. Sunset Rd. **Phone:** (702) 493-0978 **Fax:** (702) 631-5374

City Las Vegas **State** NV **Zip** 89148

E-mail Address dgalyen@dontbebroke.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Shahnaz Roohani

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Rustam Roohani

Subscribed and sworn before me

This 24th day of September, 20 13.

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

FOR DEPARTMENT USE ONLY

Case #	SUP-51416
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

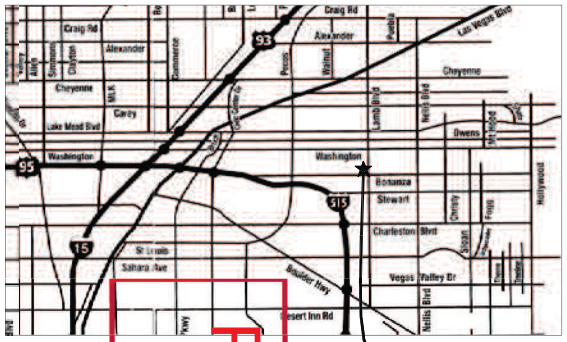
PRJ-51214
09/25/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

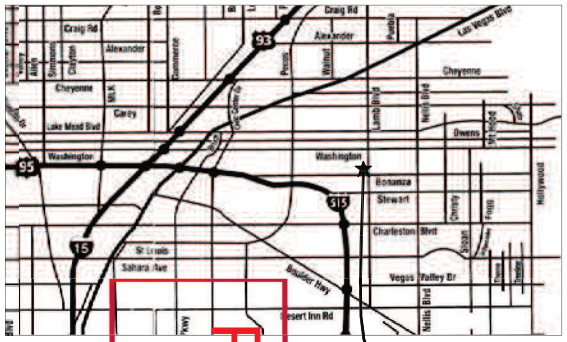
Dollar Loan Center

625 N Lamb Blvd., Suite 110, Las Vegas, NV 89110 APN: 140-30-803-009 (portion of)


Craig Rd
Alexander
Cheyenne
Lake Mead Blvd
Washington
Bonanza
Stewart
Charleston Blvd
Sahara Ave
Vegas Valley Dr
Boulder Highway
Desert Inn Rd
Lamb Blvd
Nellis Blvd
Owens
Las Vegas Blvd
Hollywood
Jones
Decatur
Rancho
Eastern
Maryland Pkwy
Commerce
Pecos
Walnut
Civic Center Dr
Gateway Rd
Valley View
Arville
Jones
Rainbow
Torrey Pines
Buffalo
Durango
Fort Apache
Hualapai Way
Rampart Blvd
Summerlin Pkwy
Town Center Dr
Grand Canyon Dr
Kyle Canyon Rd
Cimarron
Clayton
Simmons
Torrey Pines
Valley View
Arville
Jones
Rainbow

Dollar Loan Center

625 N Lamb Blvd., Suite 110, Las Vegas, NV 89110 APN: 140-30-803-009 (portion of)


Craig Rd
Alexander
Cheyenne
Lake Mead Blvd
Carey
Washington
Bonanza
Stewart
Charleston Blvd
Sahara Ave
Vegas Valley Dr
Desert Inn Rd
Boulder Hwy
Lamb Blvd
Nellis Blvd
Owens
Las Vegas Blvd
Hollywood
Pecos
Walnut
Jones
Decatur
Rancho
Jackson
Cimarron
Clayton
Simmons
Torrey Pines
Valley View
Maryland Pkwy
Eastern
Maryland
Paradise
Swenson
Gibson Rd
Industrial Rd
Main St
Las Vegas Blvd
Fremont St
Ogden Ave
Bridger Ave
Stewart Ave
Owens Ave
Cheyenne Ave
Craig Rd
Alexander Rd
Lake Mead Blvd
Washington Ave
Bonanza Rd
Charleston Blvd
Sahara Ave
Vegas Valley Dr
Desert Inn Rd
Boulder Hwy
Nellis Blvd
Lamb Blvd
Hollywood Blvd
Pecos Rd
Eastern Ave
Maryland Pkwy
Paradise Rd
Swenson St
Jones Blvd
Decatur Blvd
Rancho Dr
Jackson Ave
Cimarron Rd
Clayton St
Simmons St
Torrey Pines Dr
Valley View Blv

DOLLAR LOAN CENTER
dontbebroke.com

September 19, 2013

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Dollar Loan Center to amend our current SUP at 625 N. Lamb Blvd. Las Vegas, NV 89110 to allow additional services of Auto Title loans. APN: 140-30-803-009

Dear City of Las Vegas Department of Planning Representative,

Dollar Loan Center seeks to change the current SUP for 625 N. Lamb Blvd. in order to add Auto Title loan services to our company profile. There will be no vehicle storage at this property and vehicles are not kept as collateral. We are proud of our long standing history of doing business in the City of Las Vegas along with helping to bring jobs and revenue to the City and its residents. Dollar Loan Center also has a proven track record as an excellent community partner throughout Southern Nevada. We routinely provide financial support to several community efforts with notable emphasis on the annual support of local efforts by Opportunity Village and the Henderson Little League.

In addition to being a strong community partner, Dollar Loan Center has taken great pride in being a first-rate employer for over 13 years in the Las Vegas area. We were most recently acknowledged by Vegas, Inc. in their 2012 edition of Southern Nevada's "Best Places to Work" as one of the top 3 "Best Places to Work" in Southern Nevada. More important than being acknowledged, we believe being a good employer is just the right thing to do and you can be assured that Dollar Loan Center will provide City of Las Vegas residents a great place to work.

Property Specifics

- Property Address: 625 N. Lamb Blvd.
- Current Zoning of property falls under the C-1 (Limited Commercial District) zoning code.
- Square Footage of the suite is 2,204 square feet.
- Basic Description: Property has been used by Dollar Loan Center since 08-21-2007.
- This property does not meet distance requirements for Residential separation and will need a waiver.
- This property does not meet distance requirements for like company separation and will need a waiver.
- This location currently conducts business with 3 to 4 employees and continues to grow.
- Hours of operation are Mon – Fri 9am to 7pm, Sat 9am to 4pm and closed Sundays.
- Dollar Loan Center currently has 4 locations licensed by the City of Las Vegas.
    - 6122 W. Sahara Ave. Lic# N02-00003-I-097163
    - 280 S. Decatur Blvd. Lic# N02-00004-I-136684
    - 625 N. Lamb Blvd. Lic# N02-00020-K-145326
    - 3051 N. Rainbow Blvd. Lic# N02-00028-I-089175

PRJ-51214
09/25/13

SUP-51416

- Dollar Loan Center currently has a state license for the location and will be approved to do Auto Title loans under NRS604A once the City of Las Vegas approves the change.

Justification for waiver of residential and like company distance requirements

The current location is in an established commercial shopping center zoned as C-1. Directly to the West of the location at approximately 100' is an established residential community; this does not meet the required 200' distance separation requirement. The community existed during the initial approval to conduct business. The closest Pedestrian crosswalk access to cross Lamb to the entrance for Dollar Loan Center from the residential community would be approximately 850'. If you are to cross the street without the crosswalk it would be approximately 289'.

The current location is currently located 287' from a like company and does not meet the 1000' distance separation requirement. A waiver will be required to obtain the SUP.

We do not feel the addition of Auto Title loans to our existing location will have a negative impact to the surrounding area. This will allow Dollar Loan Center to create more jobs in the area and help to provide a service to the community.

Anticipated Impact on Traffic Conditions, Surrounding Neighborhood, and General Public

Our customers will park, enter our store, make their transaction and depart. The impact on traffic will not cause a significant change to the current daily activity.

Our stores are clean and professional in appearance and great emphasis is placed on customer service and staff professionalism. Dollar Loan Centers are similar in product to a CitiFinancial and are often described by our customers as a "mini Wells Fargo." The hours of operation will stay within the city regulated times. Based on our hours, clientele, and the services and consumer choice we provide, we anticipate only positive benefits to the surrounding neighborhood. As a matter of providing additional clarity into our product we find it important to communicate that Dollar Loan Center does not engage in check cashing, payday lending, pawn services, or Western Union money transfers. Our rates are well below that of a payday lender and most often less than half. Dollar Loan Center offers an important consumer value and choice in the financial services sector.

Anticipated time table for all construction and improvements

There will be no need for any construction on this property with the addition of Auto Title loan services.

Thank you in advance for taking time to review our request. Dollar Loan Center always looks forward to bringing new jobs and financial services to Las Vegas.

Sincerely,

Dave Galyen
National Director of Facilities Technology, and Security

PRJ-51214
09/25/13

SUP-51416

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

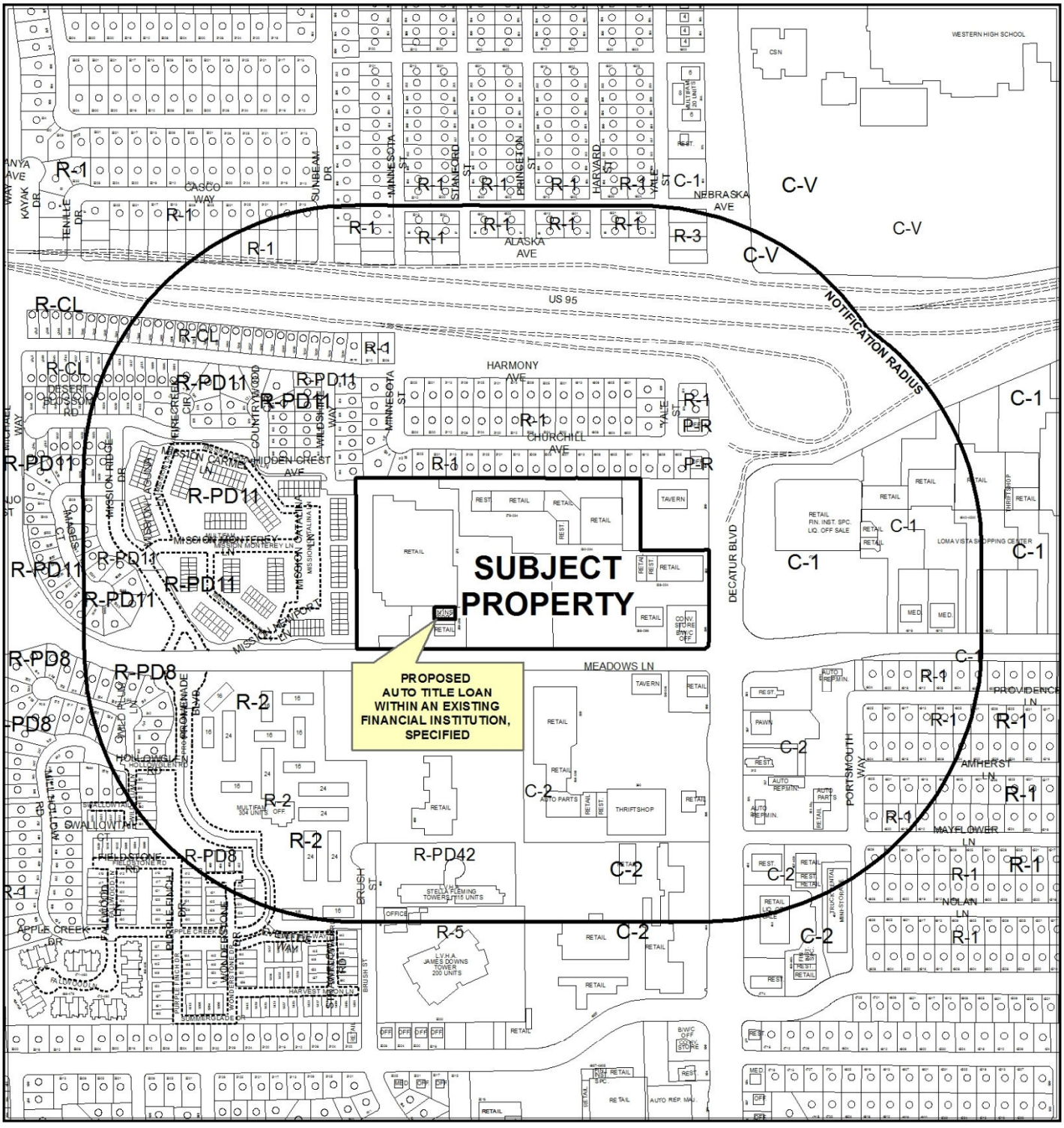
SUBJECT:
SUP-51419 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER - OWNER: DECATUR CROSSING CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED AND TO ALLOW A 120-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 280 South Decatur Boulevard (APN 138-36-516-004), PD (Planned Development) Zone, Ward 1(Tarkanian) [PRJ-51213].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

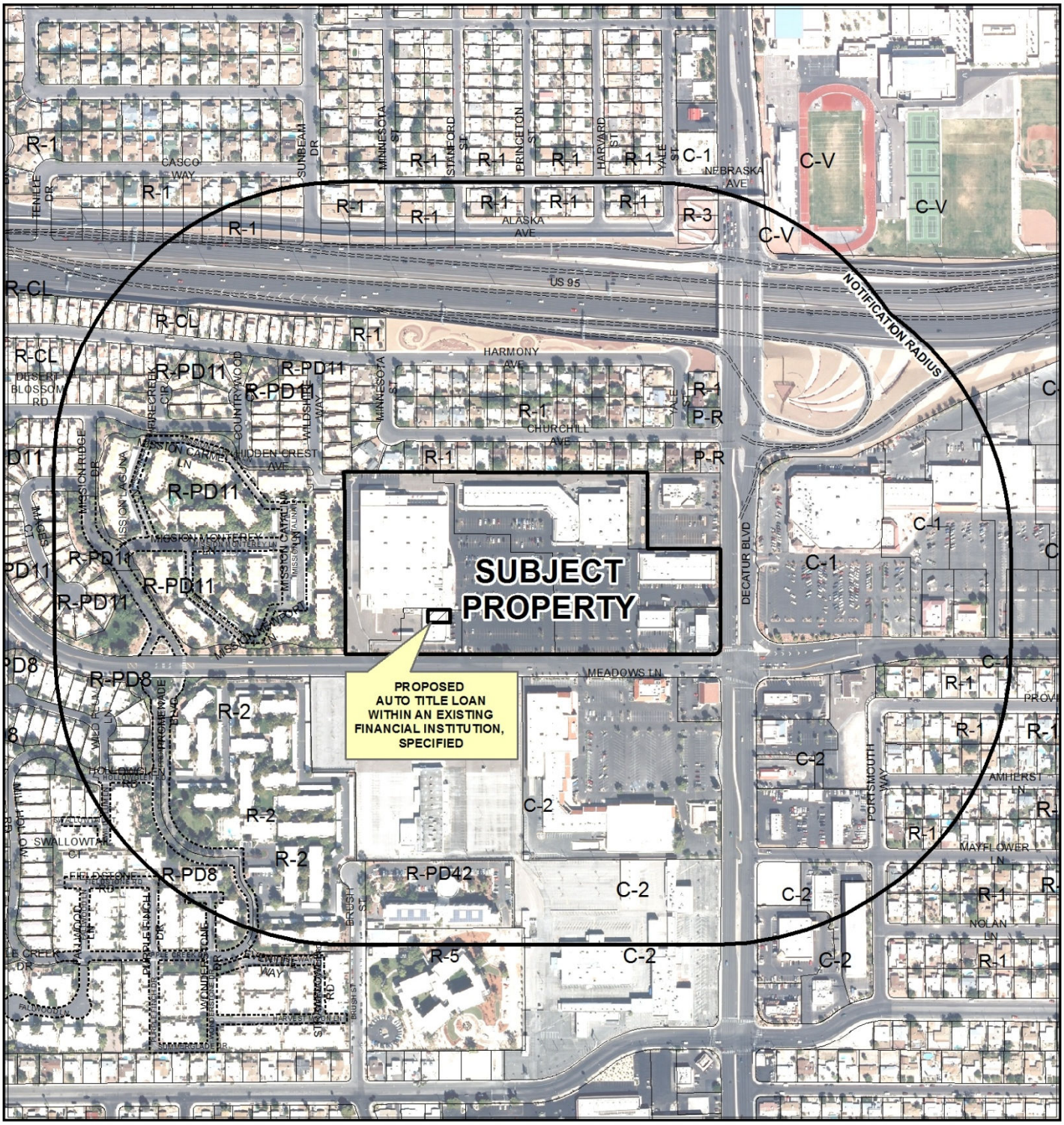
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-51419 (PRJ-51213)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



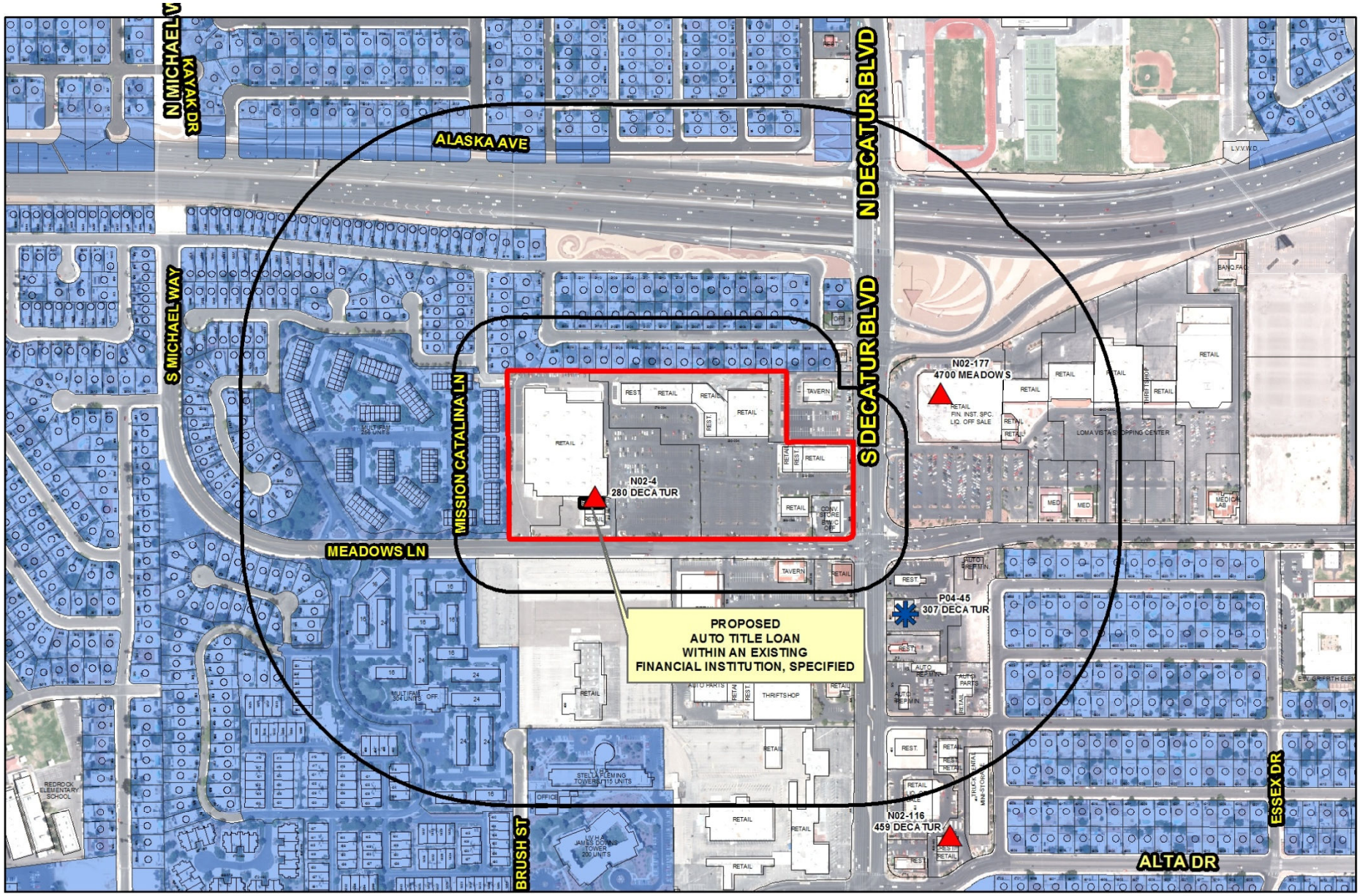
CASE: **SUP-51419 (PRJ-51213)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 400 800 Feet

N



SUP-51419 (PRJ-51213)

Auto Title Loan

Business Licenses

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Protected Uses

- Residential Property
- Subject Property
- 200ft & 1000ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, October 03, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-51419

Case Number: PRJ-51213 APN: 138-36-516-004

Name of Property Owner: Decatur Crossing Center LLC

Name of Applicant: Dollar Loan Center

Name of Representative: David Galyen

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Albert Cohen, Manager

Subscribed and sworn before me

This 25TH day of September, 2013

_____

Notary Public in and for said County and State

NANCY WELLS
Commission # 1869538
Notary Public - California
Los Angeles County
My Comm. Expires Nov 23, 2013

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

PRJ-51213
09/25/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PRJ-51213/Dollar Loan Center SUP

Project Address (Location) 280 S. Decatur Blvd. Las Vegas, NV 89107

Project Name Decatur **Proposed Use** Financial/Auto title

Assessor's Parcel #(s) 138-36-516-004 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage 2672 **Floor Area Ratio** _____

Gross Acres .88 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Decatur Crossing Center, LLC **Contact** c/o Commerce TNP

Address 302 E. Carson Ave., # 350 **Phone:** (702) 951-9900 **Fax:** 951-0050

City Las Vegas **State** NV **Zip** 89101

E-mail Address g.nungaray@tnpre.com

APPLICANT Dollar Loan Center **Contact** Dave Galyen

Address 8860 W. Sunset Rd. **Phone:** (702) 493-0978 **Fax:** (702) 631-5374

City Las Vegas **State** NV **Zip** 89148

E-mail Address dgalyen@dontbebroke.com

REPRESENTATIVE Dollar Loan Center **Contact** Dave Galyen

Address 8860 W. Sunset Rd. **Phone:** (702) 493-0978 **Fax:** (702) 631-5374

City Las Vegas **State** NV **Zip** 89148

E-mail Address dgalyen@dontbebroke.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Albert Cohen, Manager

Subscribed and sworn before me

This 25th day of September, 2013.

_____

Notary Public in and for said County and State

NANCY WELLS
Commission # 1869538
Notary Public - California
Los Angeles County
My Comm. Expires Nov 23, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-51419
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-51213
09/25/13

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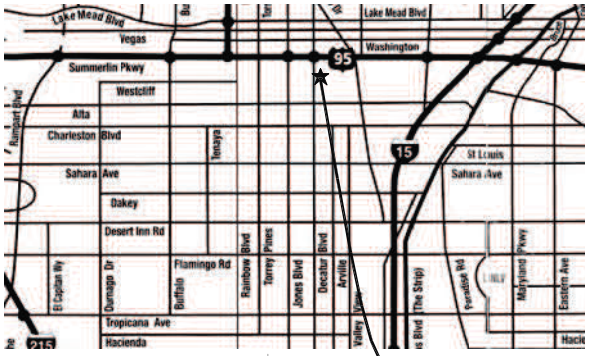
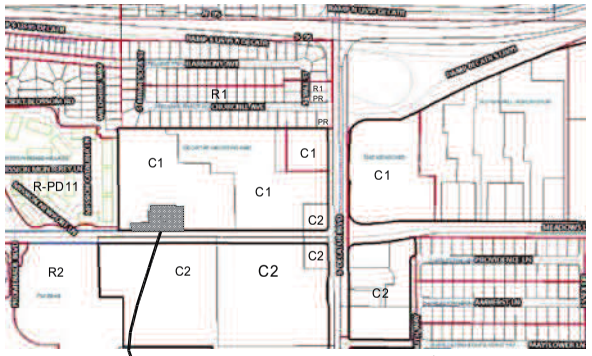
DOLLAR LOAN CENTER

280 S DECATUR BLVD, LAS VEGAS, NV 89107, APN: 138-36-516-001



Vicinity Map

Subject Property



Subject Property

TENANT:	DOLLAR LOAN CENTER
PROJECT ADDRESS:	280 S DECATUR BLVD LAS VEGAS, NV, 89107
APN:	138-36-516-004
AREA UNDER CONSIDERATION:	2,740 SF
JURISDICTION:	CITY OF LAS VEGAS
CURRENT ZONING:	C-1
APPROX LOT SIZE:	0.88 ACRES
USE (IBC):	B
OCCUPANCY COUNT:	2,740 SF / 100 SF PER OCC = 28 OCCUPANTS
REQUIRED EXITS	1 EXIT REQUIRED 3 EXITS PROVIDED
REQUIRED PARKING:	CLV UDC 19.12 FINANCIAL INSTITUTION SPECIFIED (1 PER 250 SF) 2,740 SF / 250 SF PER OCC = 5 SPACES 5 PARKING SPACES REQ'D
ON-SITE PARKING:	10 STANDARD SPACES (9' X 19')

PRJ-51213
09/25/13



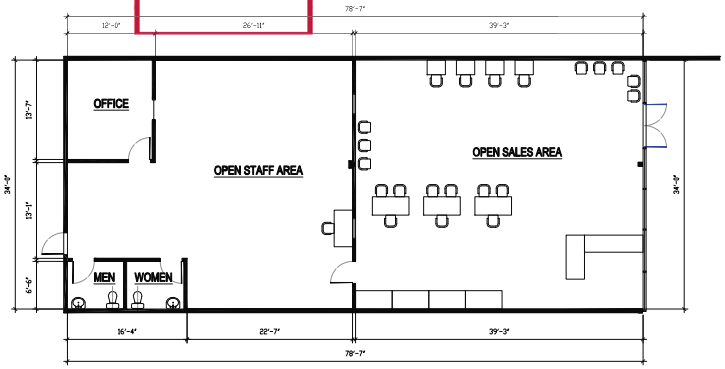
A TYP LANDSCAPE ALONG MEADOWS



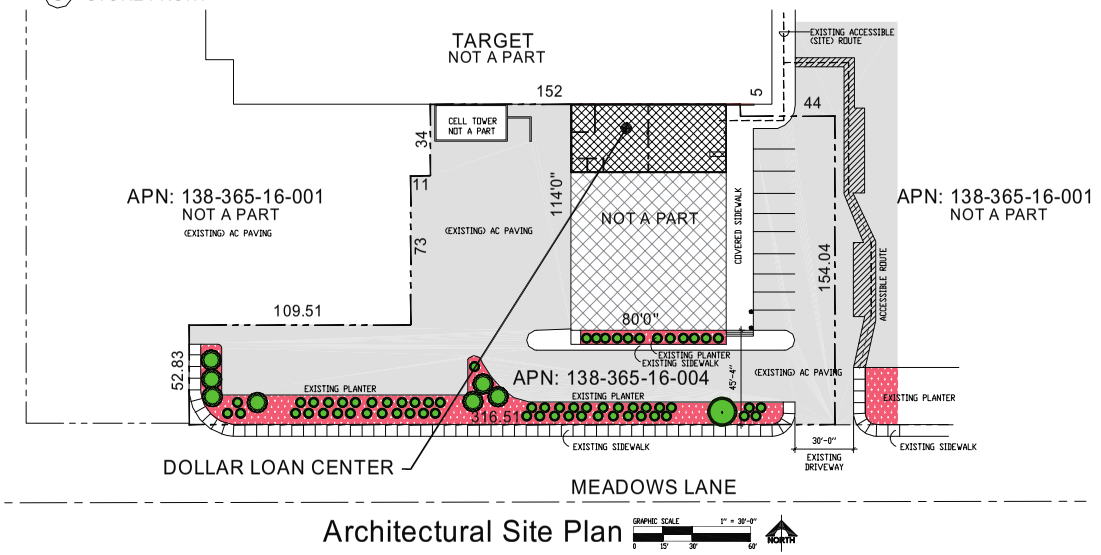
B VIEW FROM PARKING



C STORE FRONT



Existing Floor Plan



Architectural Site Plan

SUP-51419

KENNETH CHOW
ARCHITECT
PO BOX 36315 LAS VEGAS, NV 89133 P: (702) 580-9391 F: (702) 998-4721 LINEWERKS@COX.NET

Copyright © 2013 Kenneth Chow

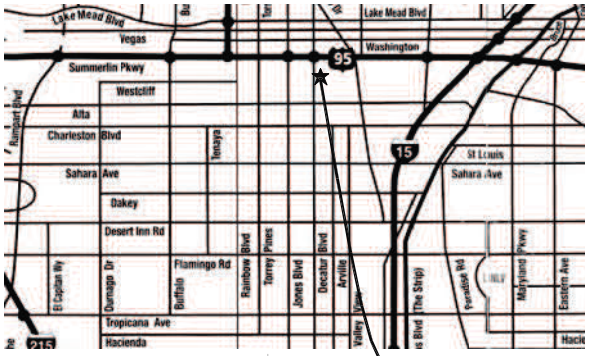
Dollar Loan Center
280 S DECATUR BLVD
Las Vegas, NV 89107

DATE:
26 AUGUST 2013

SHEET No:
1
OF 1 SHTS

DOLLAR LOAN CENTER

280 S DECATUR BLVD, LAS VEGAS, NV 89107, APN: 138-36-516-001



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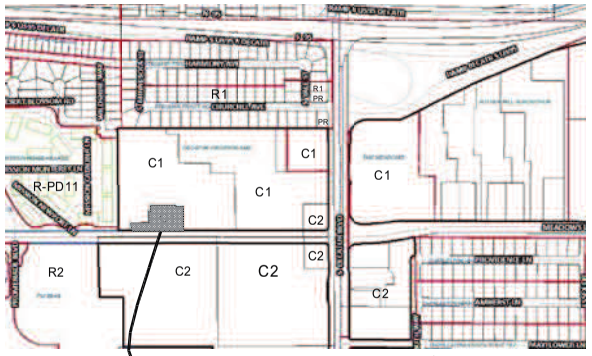


TENANT:	DOLLAR LOAN CENTER
PROJECT ADDRESS:	280 S DECATUR BLVD LAS VEGAS, NV, 89107
APN:	138-36-516-004
AREA UNDER CONSIDERATION:	2,740 SF
JURISDICTION:	CITY OF LAS VEGAS
CURRENT ZONING:	C-1
APPROX LOT SIZE:	0.88 ACRES
USE (IBC):	B
OCCUPANCY COUNT:	2,740 SF / 100 SF PER OCC = 28 OCCUPANTS
REQUIRED EXITS	1 EXIT REQUIRED 3 EXITS PROVIDED
REQUIRED PARKING:	CLV UDC 19.12 FINANCIAL INSTITUTION SPECIFIED (1 PER 250 SF) 2,740 SF / 250 SF PER OCC = 5 SPACES 5 PARKING SPACES REQ'D
ON-SITE PARKING:	10 STANDARD SPACES (9' X 19')

PRJ-51213
09/25/13



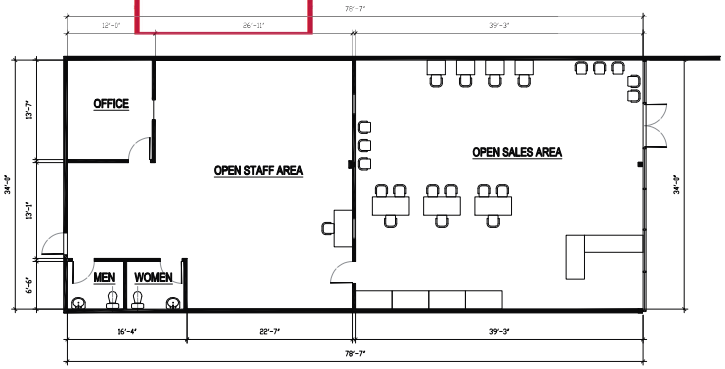
A TYP LANDSCAPE ALONG MEADOWS



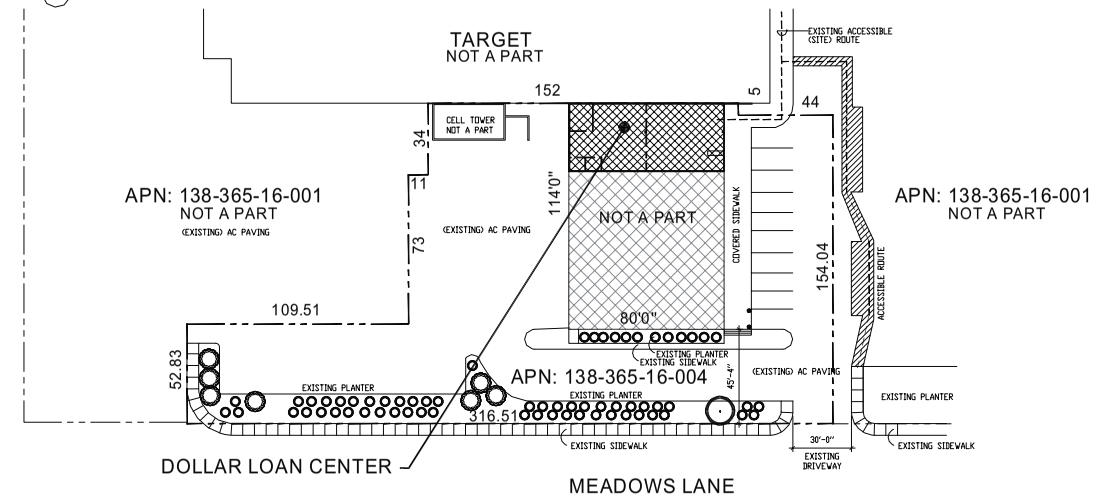
B VIEW FROM PARKING



C STORE FRONT



Existing Floor Plan



Architectural Site Plan

ARCHITECT
KENNETH CHOW
PO BOX 36315 LAS VEGAS, NV 89133 P: (702) 580-9391 F: (702) 998-4721 LINEWERKS@COX.NET

Dollar Loan Center
280 S DECATUR BLVD
Las Vegas, NV 89107

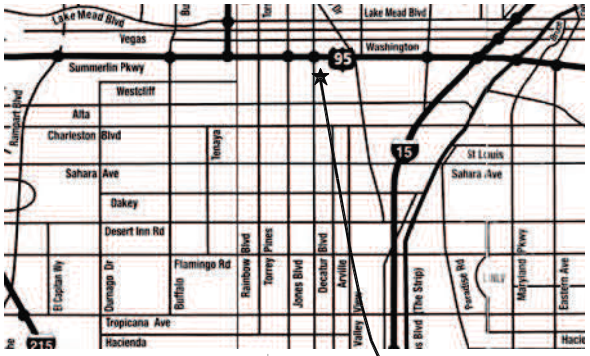
DATE:
26 AUGUST 2013

SHEET No:
1
OF 1 SHTS

SUP-51419

DOLLAR LOAN CENTER

280 S DECATUR BLVD, LAS VEGAS, NV 89107, APN: 138-36-516-001



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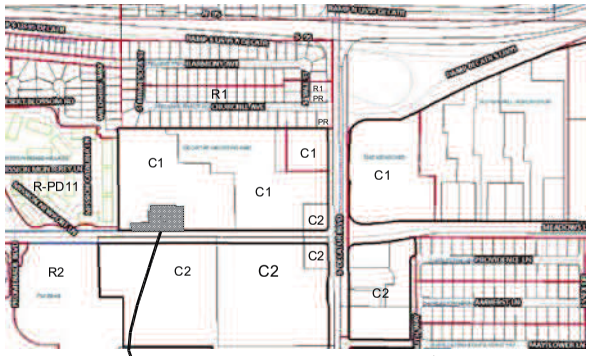


TENANT:	DOLLAR LOAN CENTER
PROJECT ADDRESS:	280 S DECATUR BLVD LAS VEGAS, NV, 89107
APN:	138-36-516-004
AREA UNDER CONSIDERATION:	2,740 SF
JURISDICTION:	CITY OF LAS VEGAS
CURRENT ZONING:	C-1
APPROX LOT SIZE:	0.88 ACRES
USE (IBC):	B
OCCUPANCY COUNT:	2,740 SF / 100 SF PER OCC = 28 OCCUPANTS
REQUIRED EXITS	1 EXIT REQUIRED 3 EXITS PROVIDED
REQUIRED PARKING:	CLV UDC 19.12 FINANCIAL INSTITUTION SPECIFIED (1 PER 250 SF) 2,740 SF / 250 SF PER OCC = 5 SPACES 5 PARKING SPACES REQ'D
ON-SITE PARKING:	10 STANDARD SPACES (9' X 19')

PRJ-51213
09/25/13



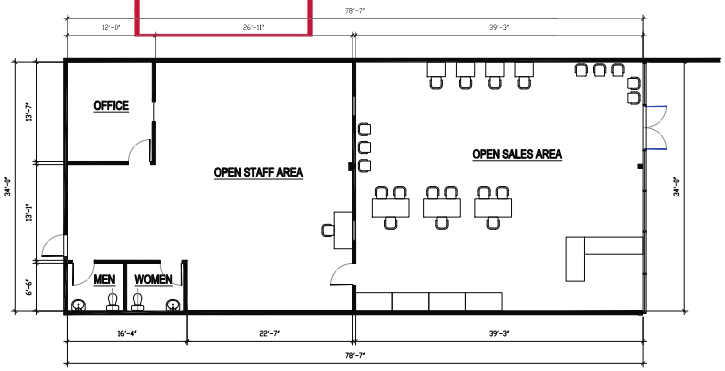
Ⓐ TYP LANDSCAPE ALONG MEADOWS



Ⓑ VIEW FROM PARKING



Ⓒ STORE FRONT



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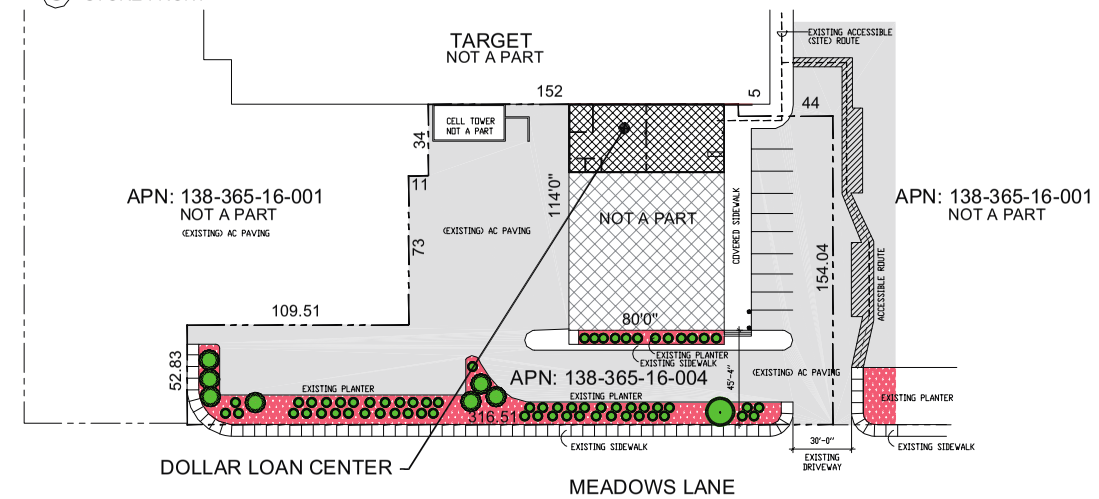

Architectural Site Plan

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Dollar Loan Center
280 S DECATUR BLVD
Las Vegas, NV 89107

DATE:
26 AUGUST 2013

SHEET No:
1
OF 1 SHTS

SUP-51419

DOLLAR LOAN CENTER

dontbebroke.com

September 19, 2013

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Dollar Loan Center to amend our current SUP at 280 S. Decatur Blvd. Las Vegas, NV 89107

Dear City of Las Vegas Department of Planning Representative,

Dollar Loan Center seeks to change the current SUP for 280 S. Decatur Blvd. in order to add Auto Title loan services to our company profile. There will be no vehicle storage at this property and vehicles are not kept as collateral. We are proud of our long standing history of doing business in the City of Las Vegas along with helping to bring jobs and revenue to the City and its residents. Dollar Loan Center also has a proven track record as an excellent community partner throughout Southern Nevada. We routinely provide financial support to several community charities with notable emphasis on the annual support of local efforts by Opportunity Village and the Henderson Little League.

In addition to being a strong community partner, Dollar Loan Center has taken great pride in being a first-rate employer for over 13 years in the Las Vegas area. We were most recently acknowledged by Vegas, Inc. in their 2012 edition of Southern Nevada's "Best Places to Work" as one of the top 3 "Best Places to Work" in Southern Nevada. More important than being acknowledged, we believe being a good employer is just the right thing to do and you can be assured that Dollar Loan Center will provide City of Las Vegas residents a great place to work.

Property Specifics

- Property Address: 280 S. Decatur Blvd.
- Current Zoning of property falls under the C-1 (Limited Commercial District) zoning code.
- Square Footage of the suite is 2,740 square feet.
- Basic Description: Property has been used by Dollar Loan Center since 12-01-2007.
- This property does not meet distance requirements for Residential separation and will need a waiver.
- This location currently conducts business with 3 employees and continues to grow.
- Hours of operation are Mon – Fri 9am to 7pm, Sat 9am to 4pm and closed Sundays.
- Dollar Loan Center currently has 4 locations licensed by the City of Las Vegas.
    - 6122 W. Sahara Ave. Lic# N02-00003-I-097163
    - 280 S. Decatur Blvd. Lic# N02-00004-I-136684
    - 625 N. Lamb Blvd. Lic# N02-00020-K-145326
    - 3051 N. Rainbow Blvd. Lic# N02-00028-I-089175
- Dollar Loan Center currently has a state license for the location and will be approved to do Auto Title loans under NRS604A once the City of Las Vegas approves the change.

PRJ-51213
10/02/13

SUP-51419 REVISED

Justification for waiver of residential distance requirements

The proposed location is in an established commercial shopping center zoned as C-1. Directly to the West of the location at 0' is an established residential community. The community existed during the initial approval to conduct business. The closest pedestrian access to entrance for Dollar Loan Center from the residential community would be approximately 1097'.

The current location is currently located 755' from a like company and does not meet the 1000' distance separation requirement. A waiver will be required to obtain the SUP.

We do not feel the addition of Auto Title loans to our existing location will have a negative impact to the surrounding area. This will allow Dollar Loan Center to create more jobs in the area and help to provide a service to the community.

Anticipated Impact on Traffic Conditions, Surrounding Neighborhood, and General Public

Our customers will park, enter our store, make their transaction and depart. The impact on traffic will not cause a significant change to the current daily activity.

Our stores are clean and professional in appearance and great emphasis is placed on customer service and staff professionalism. Dollar Loan Centers are similar in product to a CitiFinancial and are often described by our customers as a "mini Wells Fargo." The hours of operation will stay within the city regulated times. Based on our hours, clientele, and the services and consumer choice we provide, we anticipate only positive benefits to the surrounding neighborhood. As a matter of providing additional clarity into our product we find it important to communicate that Dollar Loan Center does not engage in check cashing, payday lending, pawn services, or Western Union money transfers. Our rates are well below that of a payday lender and most often less than half. Dollar Loan Center offers an important consumer value and choice in the financial services sector.

Anticipated time table for all construction and improvements

There will be no need for any construction on this property with the addition of Auto Title loan services.

Thank you in advance for taking time to review our request and we look forward to working with the City. Dollar Loan Center always looks forward to bringing new jobs and financial services to Las Vegas.

Sincerely,

Dave Galyen
National Director of Facilities Technology, and Security

PRJ-51213
10/02/13

SUP-51419 REVISED

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

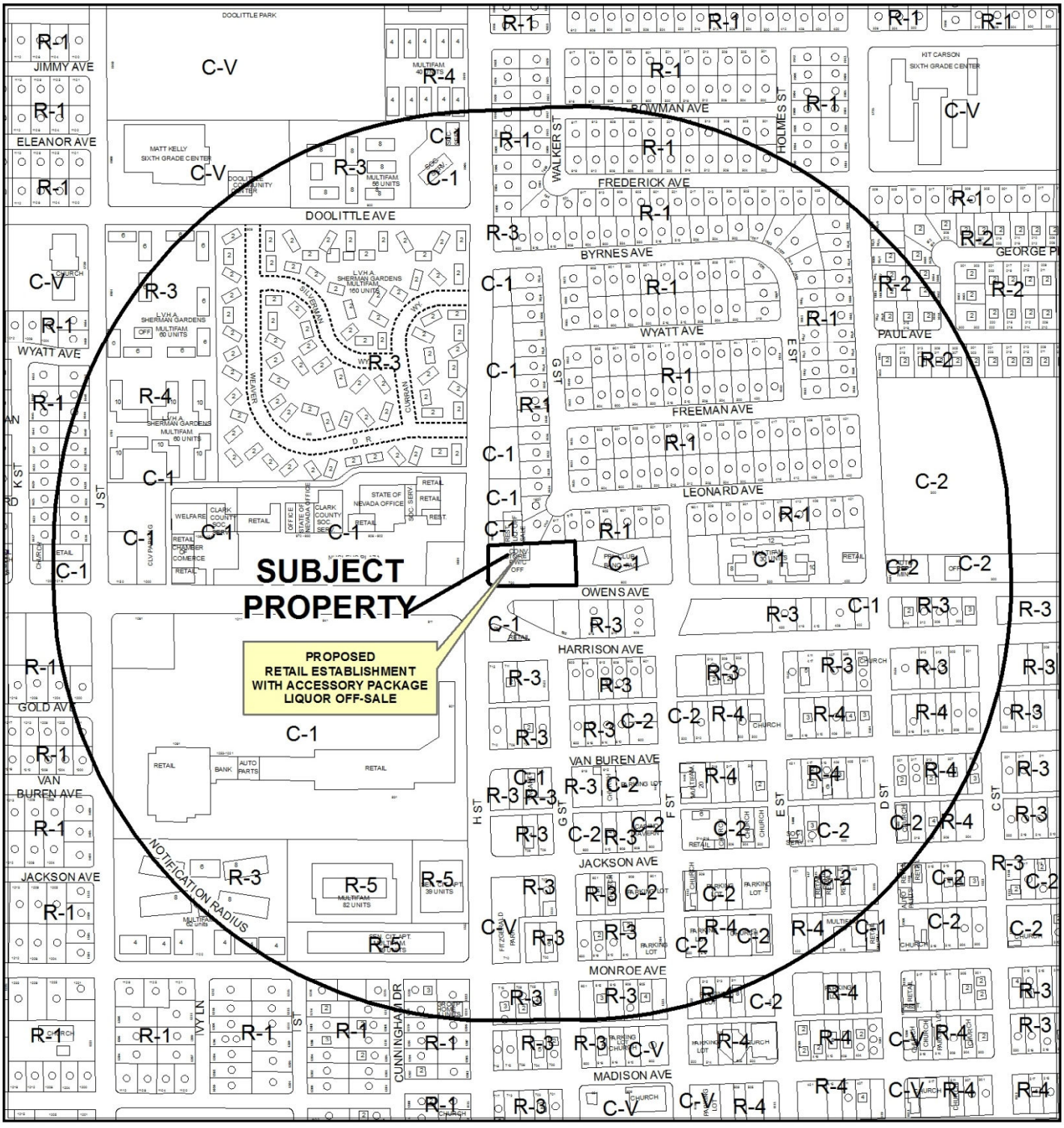
SUBJECT:
SUP-51423 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BELL'S MARKET - OWNER: SHOSHANI SABAH - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,980 SQUARE-FOOT GENERAL RETAIL STORE at 720 West Owens Avenue (APN 139-22-402-011), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-51298].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

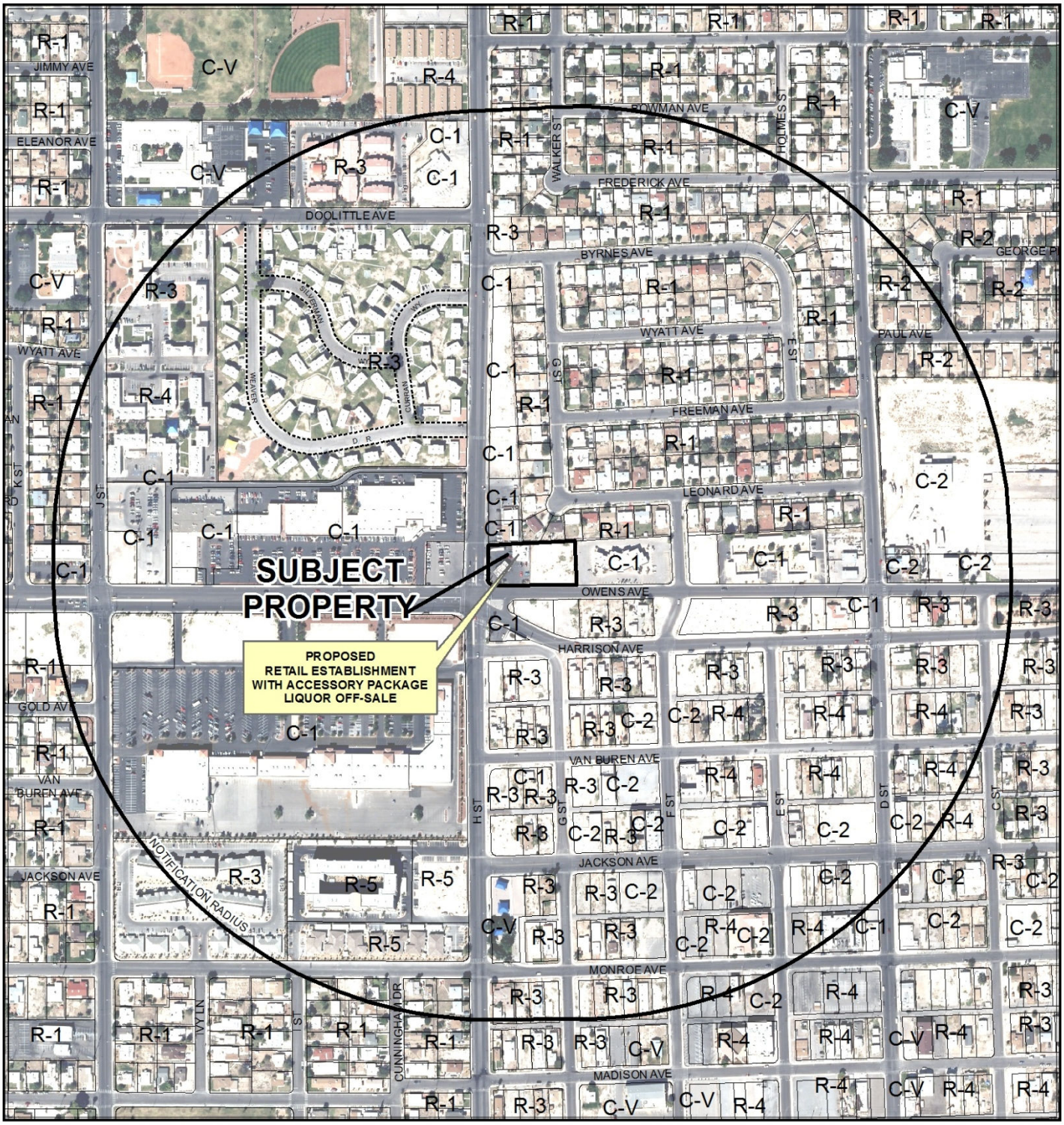
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-51423 (PRJ-51298)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-51423 (PRJ-51298)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



SUP-51423 (PRJ-51298)

Package Liquor Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Supper Club/ Restaurant Service Bar
- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, October 02, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-51423

Case Number: PRJ-51298 APN: 139-224-02-011

Name of Property Owner: Sabah Shoshani

Name of Applicant: Sabah Shoshani

Name of Representative: Jay Matos

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Sabah Shoshani

Subscribed and sworn before me

This 12TH day of September, 2013

Felipe I. Rodriguez

Notary Public in and for said County and State

FELIPE I. RODRIGUEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-16-15
Certificate No: 07-1486-1

PRJ-51298
09/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Packaged Liquor Off-Site PROJECT PRJ-51298

Project Address (Location) 720 W. Owens Ave, Las Vegas, NV 89106

Project Name Bell's Market **Proposed Use**

Assessor's Parcel #(s) 139-22-402-011 **Ward #** 5

General Plan: existing C proposed C **Zoning:** existing C1 proposed C1

Commercial Square Footage 2980 **Floor Area Ratio** 1:8

Gross Acres 1.05 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Sabah Shoshani **Contact**

Address 1295 Morning Sun Way **Phone:** 642-0269 **Fax:** 642-7857

City Las Vegas **State** NV **Zip** 89110

E-mail Address jimmy@bellsnv.com

APPLICANT Sabah Shoshani **Contact**

Address 1295 Morning Sun Way **Phone:** 642-0269 **Fax:** 642-7857

City Las Vegas **State** NV **Zip** 89110

E-mail Address jimmy@bellsnv.com

REPRESENTATIVE Jay Matos **Contact**

Address 897 Eureka Falls Ct **Phone:** 328-0529 **Fax:** 534-4040

City Henderson **State** NV **Zip** 89110

E-mail Address matosjay@gmail.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name _____

Subscribed and sworn before me

This 12TH day of SEPTEMBER, 2013.

_____

Notary Public in and for said County and State

FELIPE I. RODRIGUEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-18-15
Certificate No: 07-1486-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-51423
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-51298
09/26/13

f:\depot\Application Packet\Application Form.pdf

Occupant Load Calculation

Sales (1200 sf)	40 people
Storage/others (1780 sf)	9 people
Total (2980 sf)	49 people

Parking Analysis

Required Parking:

1200 sf Area / 175 SF per Space = 7 Parking space

Existing Parking lot = 14 Parking Space

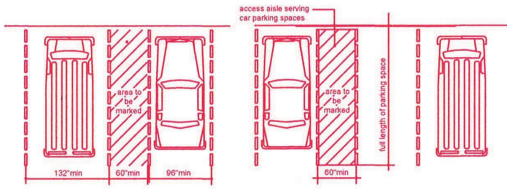
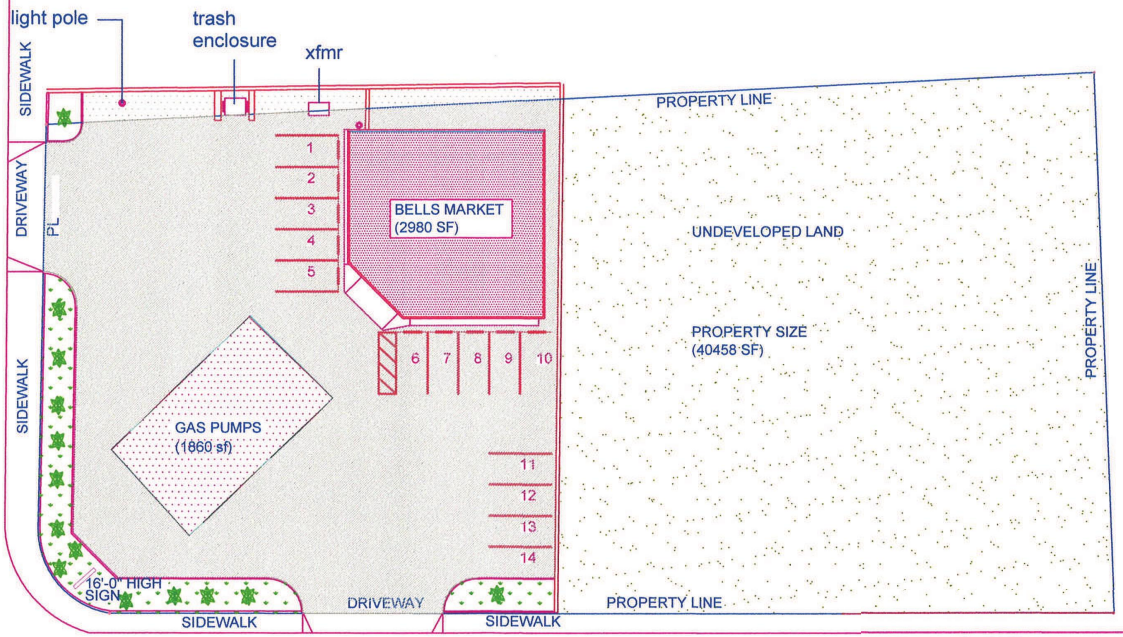


Fig. 502.2
Vehicle Parking Space Size

Fig. 502.4
Parking space Access Ailse



WEST OWENS AVE

PRJ-51298
09/26/13

SITE PLAN
1/60" = 1'-0"

PN #139-22-402-011

Bells Market
720 West Owens Avenue
LAS VEGAS, Nevada 89106

TITLE SITE PLAN
PROJECT

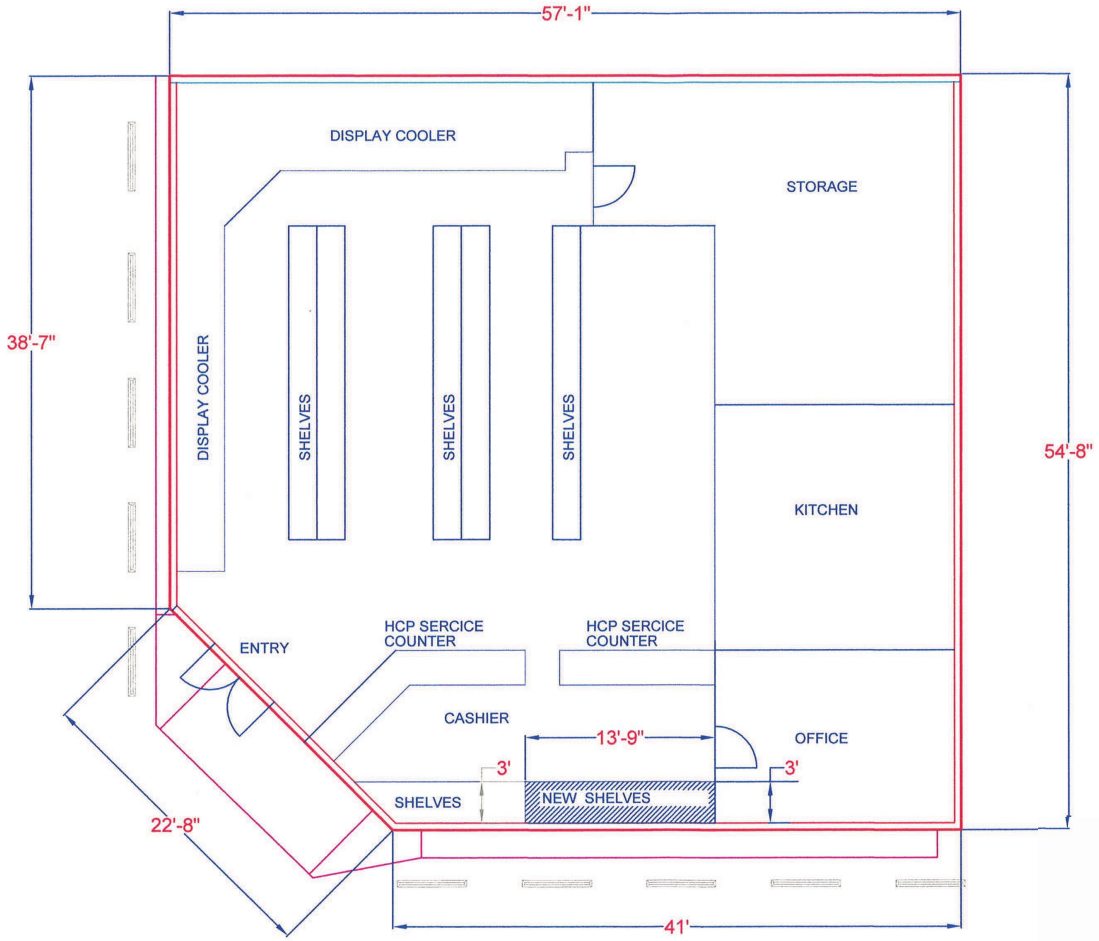
REVISIONS
1
2
3
4
5
6

SEAL

DRAWN BY:	bm
DESIGNED BY:	bm
CHECKED BY:	hl
DATE:	9-24-13
STATUS	100%
SCALE	AS SHOWN

A1

SUP-51423



FLOOR PLAN
1/8" = 1'-0"

PRJ-51298
09/26/13

PN #139-22-402-011

TITLE SITE PLAN
PROJECT **Bells Market**
720 West Owens Avenue
LAS VEGAS, Nevada 89106

REVISIONS
1
2
3
4
5
6

SEAL

DRAWN BY:	bm
DESIGNED BY:	bm
CHECKED BY:	hl
DATE:	9-24-13
STATUS	100%
SCALE	AS SHOWN

A2

SUP-51423

BELLS MARKET
720 W. OWENS AVE, LAS VEGAS, NV 89106
(702) 642-0269
JUSTIFICATION LETTER
Project PRJ-51298

To Whom It May Concern;

I, Sabah Shoshani, am submitting this Justification Letter to the City of Las Vegas, Department of Planning, for the purpose of a **Special Use Permit** for my establishment, Bells Market.

Bells Market is located at 720 W. Owens Ave, Las Vegas, NV 89106. We are currently licensed as a convenience store with beer/wine/cooler, tobacco and grocery. We also offer Western Union services.

The reason for this application is that we are now applying for a **Packaged Liquor License.**
We are applying for what code allows, which is 10% (298 SQFT) of the total square footage of the building. Bells Market building measures, 2980 total SQFT . The liquor will be displayed behind the counter.

We have owned and operated the business since February 27, 2004. We are committed to continue to impact our community in a positive way, as we have over the last ten years of operation. We also own and operate White Cross Market. We will continue to operate our business with care for our employees and the public's health, safety and welfare.

We presently employ four people and our **hours of operation** are as follows:

Monday – Thursday: 6:00AM to 11:00PM
Friday and Saturday: 6:00AM to 12:00AM
Sunday: 7:00AM to 10:00PM

All required documents will be submitted along with the plans of the facility.

I, Sabah Shoshani, will continue to fully comply with any and all current and future Governmental and Safety rules and regulations as we have for the past ten years.

Your favorable consideration of this application is greatly appreciated.

Name: _____

Signature: Sabah Shoshani

Date: 9/24/13

PRJ-51298
09/26/13

SUP-51423

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

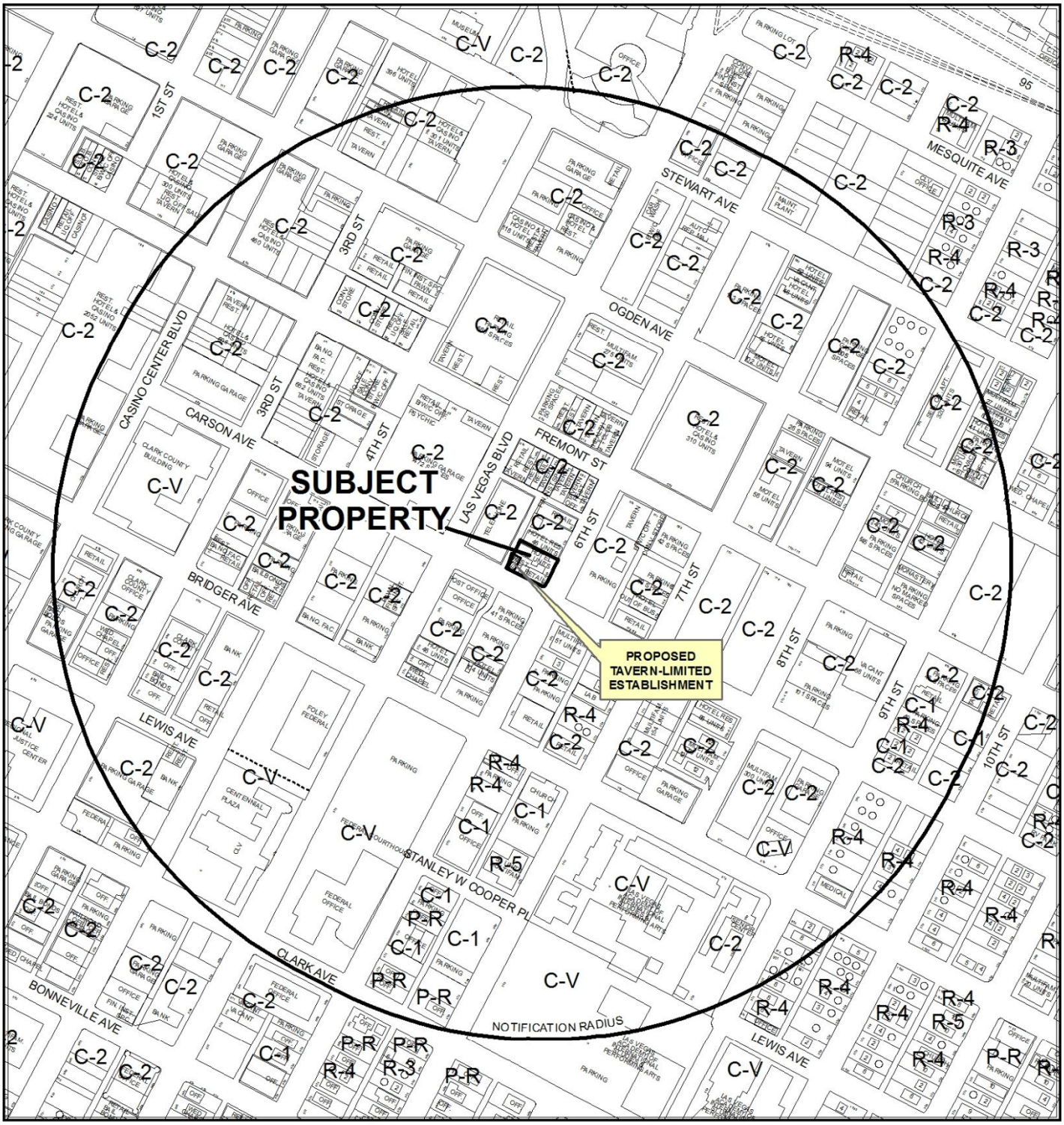
SUBJECT:
SUP-51429 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DOWNTOWN CARSON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED USE at 124 South 6th Street, Suite #100 (APN 139-34-611-051), Ward 3 (Coffin) [PRJ-51201].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

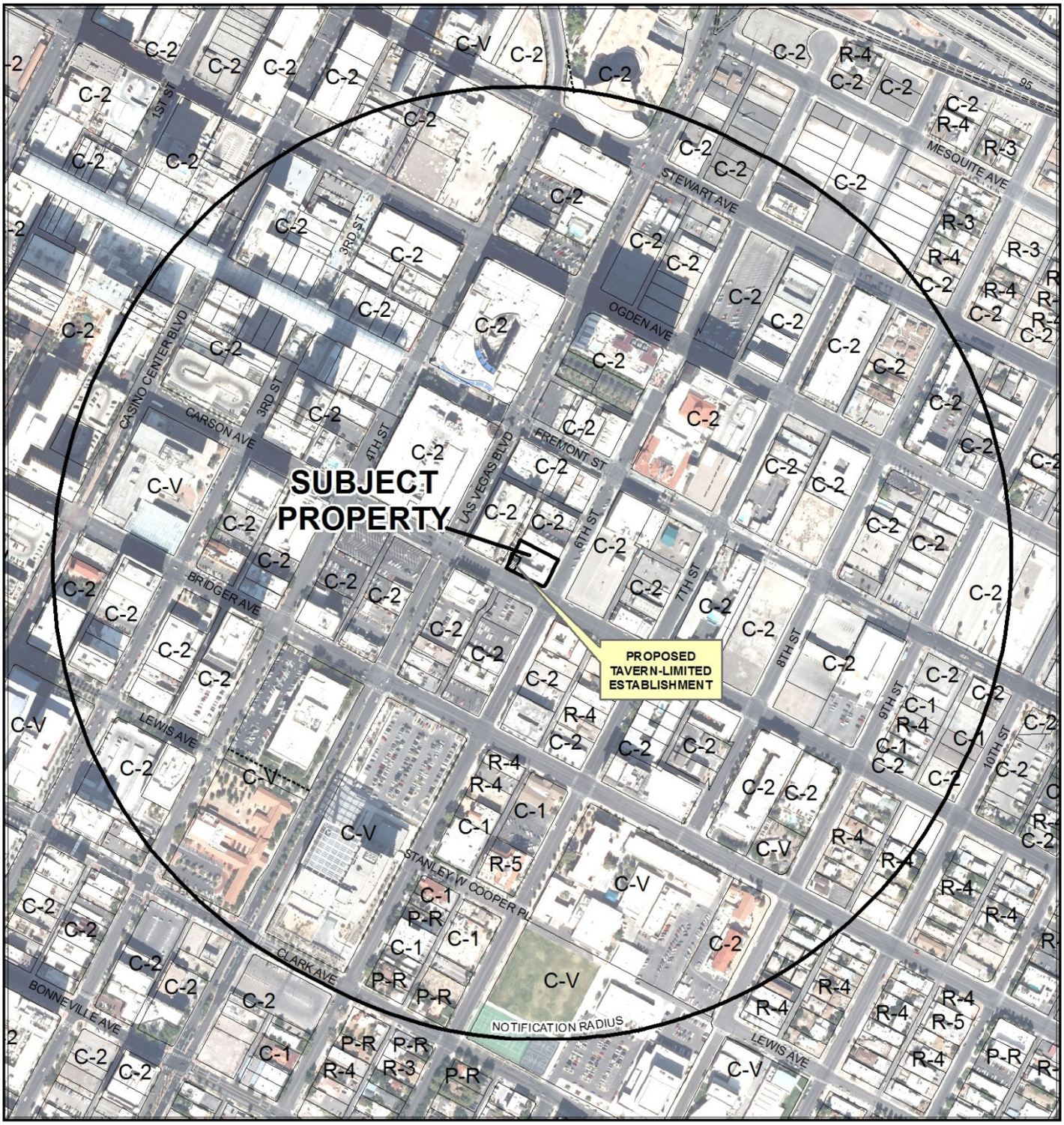
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-51429 (PRJ-51201)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



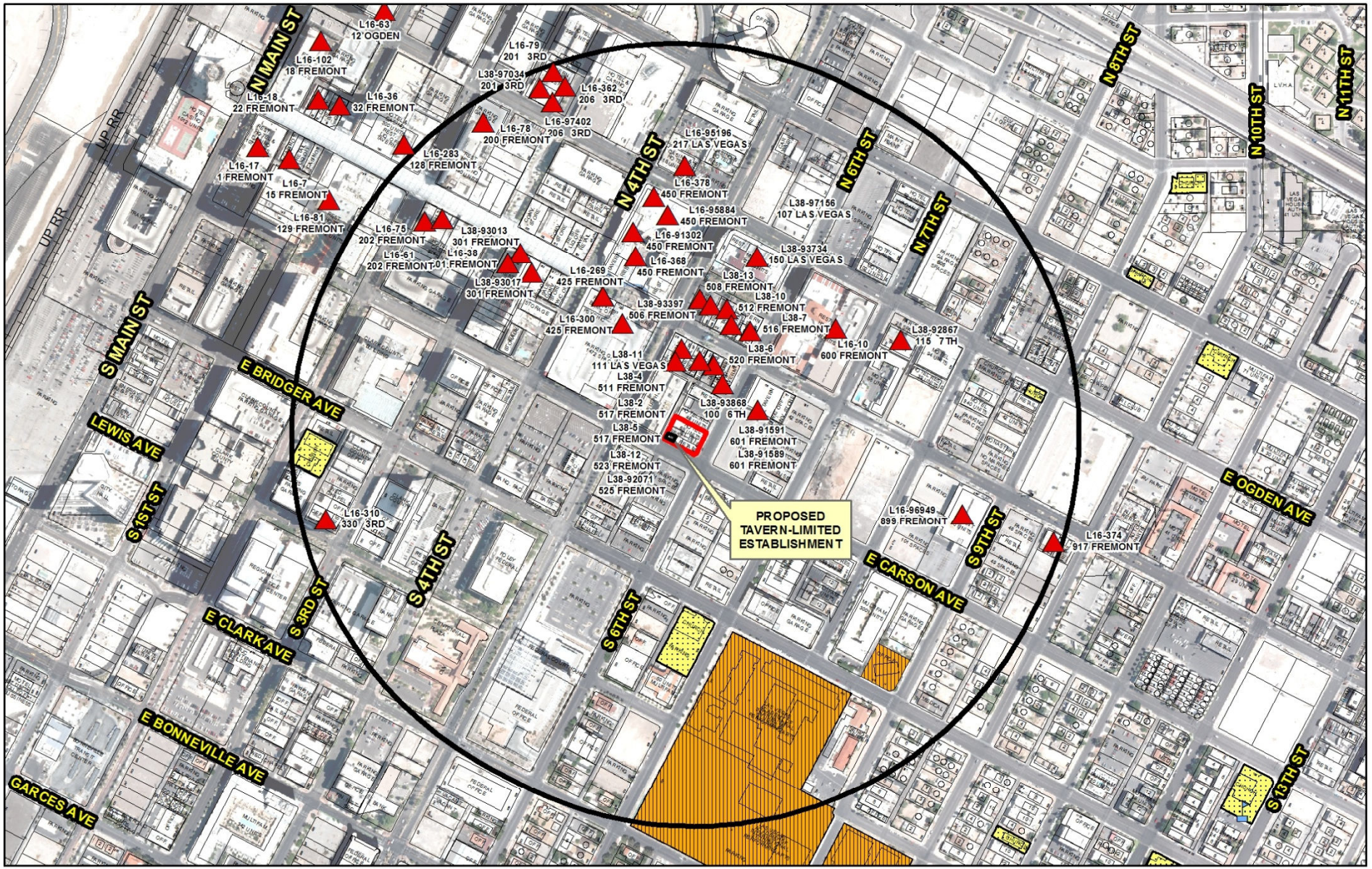
0 400 800 Feet

CASE: **SUP-51429 (PRJ-51201)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



SUP-51429 (PRJ-51201)

Tavern-Limited Establishment

Business Licenses

- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 1500 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, October 03, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-51429

Case Number: PRJ-51201 APN: 139-34-611-051

Name of Property Owner: Downtown Carson, LLC

Name of Applicant: Downtown Carson, LLC

Name of Representative: Todd Kessler

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew Donner- Manager

Subscribed and sworn before me

This 24th day of September, 2013

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-51201
09/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 124 South 6th Street Suite #100 Las Vegas, NV 89101

Project Name Kerry Simon Restaurant/Tavern-Limited **Proposed Use** _____

Assessor's Parcel #(s) 139-34-611-051 **Ward #** 3-Coffin

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres .33 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Downtown Carson, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 489-5188

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd@rgglv.com

APPLICANT Downtown Carson, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 489-5188

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 489-5188

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Andrew B. Donner

Subscribed and sworn before me

This 24 day of September, 20 13.

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

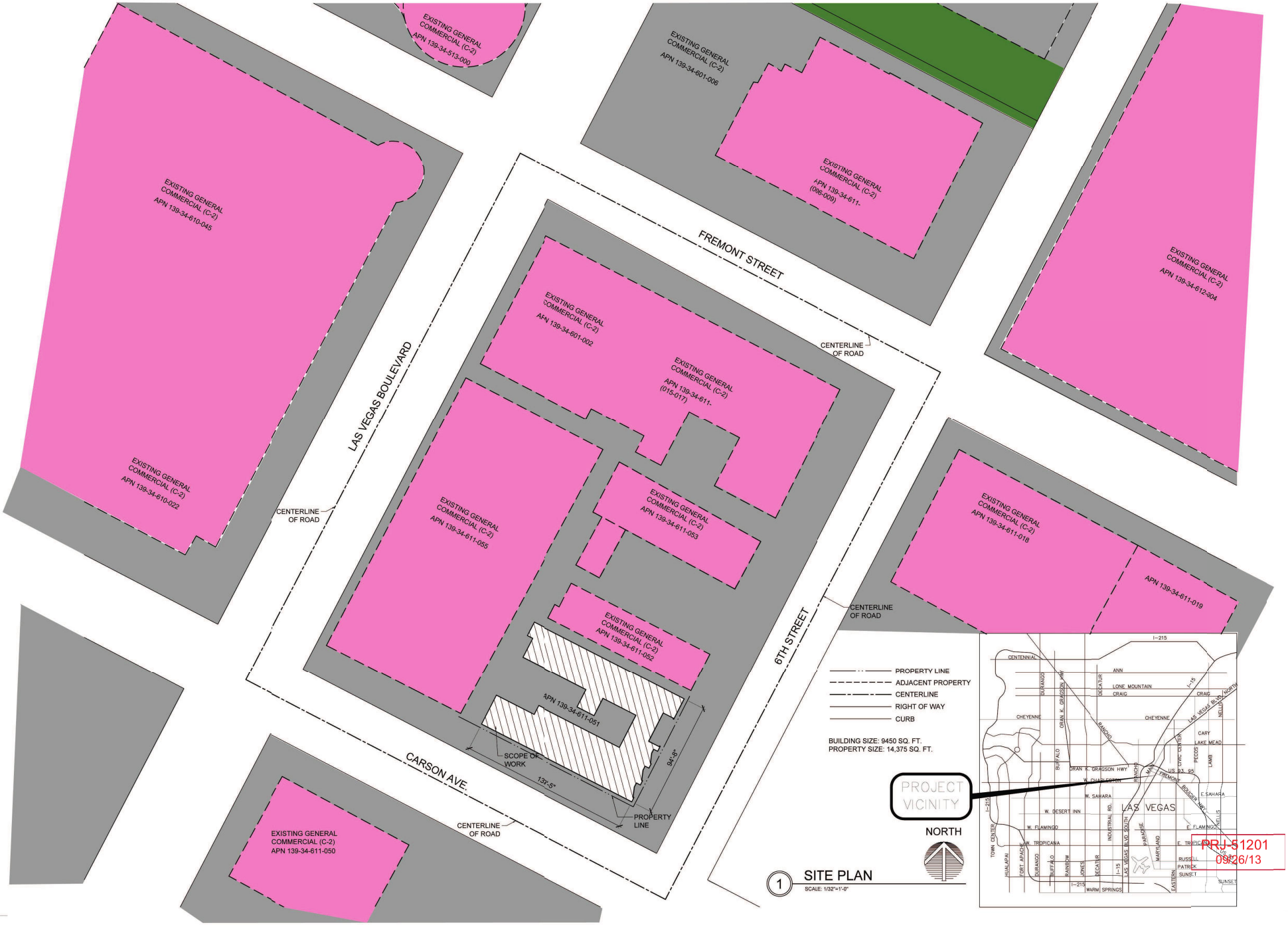
FOR DEPARTMENT USE ONLY

Case #	SUP-51429
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PR-51201
09/28/13

Revised 10/27/08



1 SITE PLAN
SCALE: 1/32"=1'-0"

PRJ-51201
09/26/13

SUP-51429

Revisions

Consultant:

Project: JOHN E. CARSON
1024 6th Street , Las Vegas, NV 89109

Drawing: SITE PLAN

CSPA
CRAIG SEAN PALACIOS Architect
702-374-8409

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 01.29.13
Project No.: 12-0801
Sheet No.: AS1.01



SUP-51429

PRJ-51201
09/26/13

Revisions

Consultant:

Project: JOHN E. CARSON
1024 6th Street , Las Vegas, NV 89109

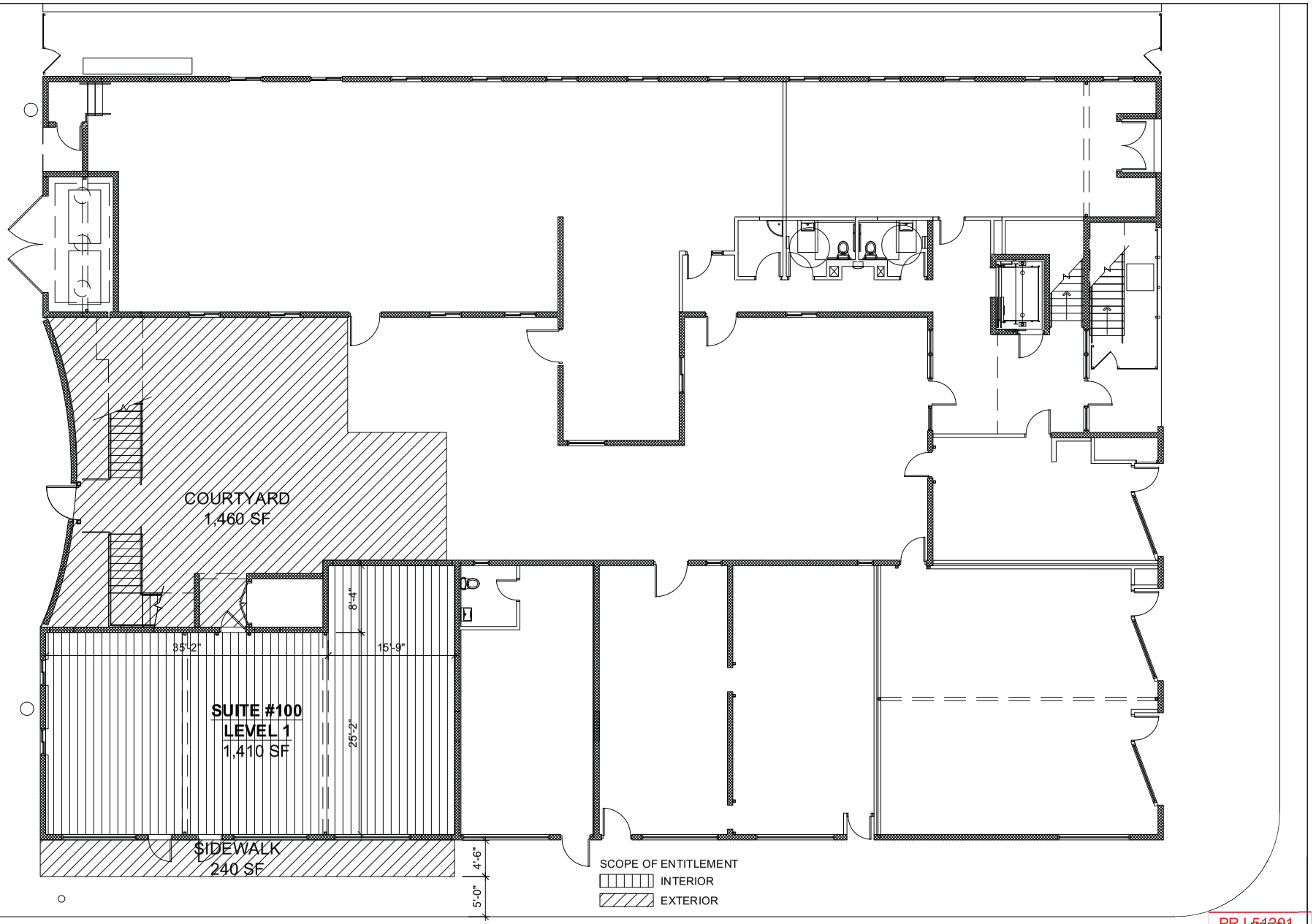
Drawing: SITE PLAN

CSPA
CRAIG SEAN PALACIOS Architect
702-374-8409

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 01.29.13
Project No.: 12-0801
Sheet No.: AS1.01



TOTAL INTERIOR ENTITLEMENT AREA: 1,410 SF
TOTAL EXTERIOR ENTITLEMENT AREA:
1,460 SF COURTYARD + 240 SF SIDEWALK = 1,700 SF

SUITE #100 1ST FLOOR: 3,110 SF
SUITE #100 2ND FLOOR: 1,070 SF
TOTAL SUITE #100 ENTITLEMENT AREA: 4,180 SF

NORTH

PRJ-51201
09/26/13

SUITE #100 PLAN LEVEL 1

3/16" = 1'-0" | 1

Revisions

Consultant:

Project: JOHN E. CARSON
124 6th Street, Las Vegas, NV 89109

Drawing: SUITE #100 RESTAURANT | BAR
LEVEL 1

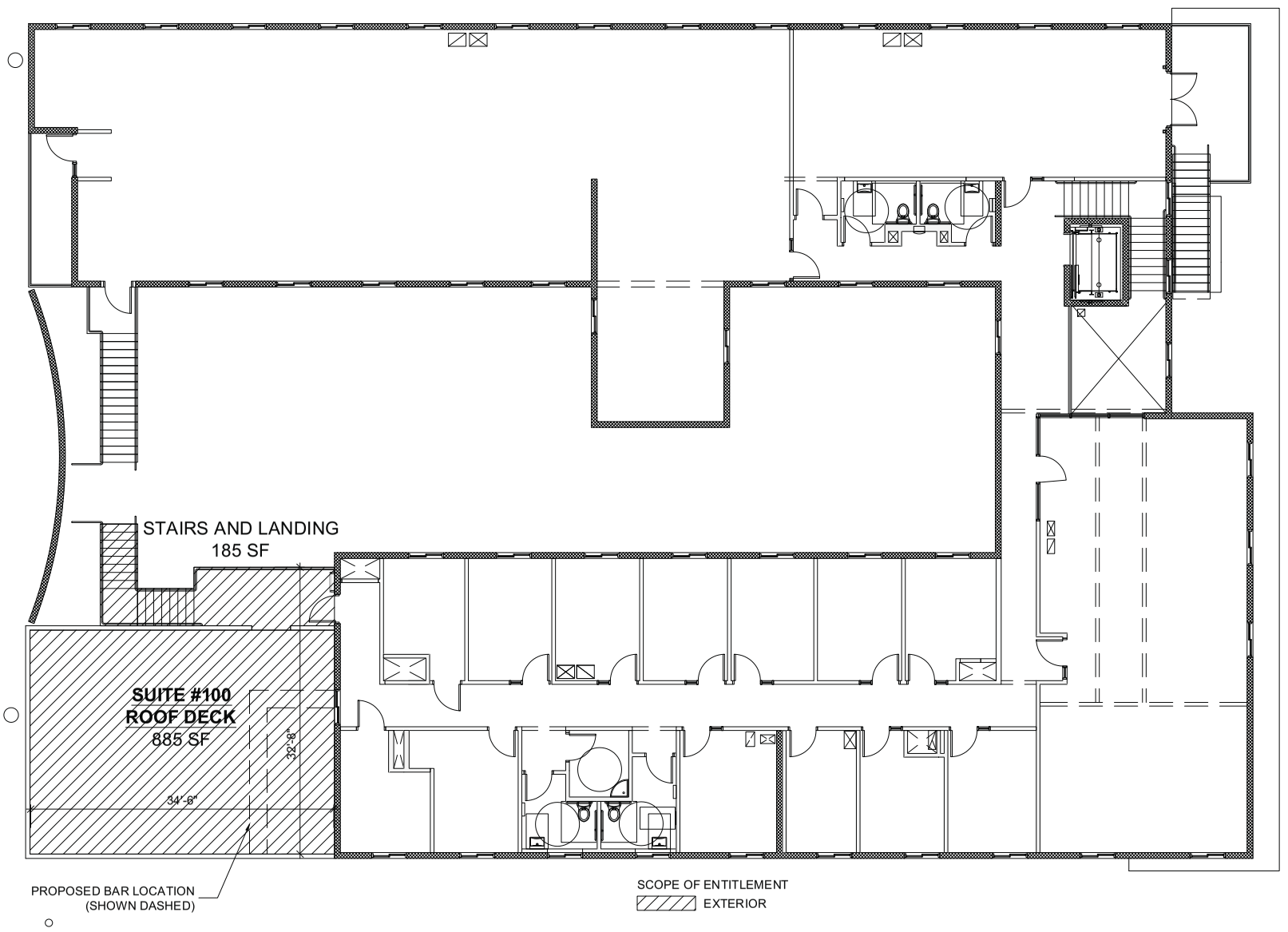
CSPA
CRAIG SEAN PALACIOS Architect
702-374-8409

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 09.19.13
Project No.: 12-1001
Sheet No.:
#100-1

SUP-51429



TOTAL INTERIOR ENTITLEMENT AREA: N/A
TOTAL EXTERIOR ENTITLEMENT AREA:
885 SF ROOF DECK + 185 SF STAIRS AND LANDING = 1,070 SF

SUITE #100 1ST FLOOR: 3,110 SF
SUITE #100 2ND FLOOR: 1,070 SF
TOTAL SUITE #100 ENTITLEMENT AREA: 4,180 SF

NORTH

PRJ-51201
09/26/13

SUITE #100 PLAN LEVEL 2

3/16" = 1'-0" | 1

Revisions

Consultant:

Project: JOHN E. CARSON
124 6th Street , Las Vegas, NV 89109

Drawing: SUITE #100 RESTAURANT | BAR
ROOF DECK

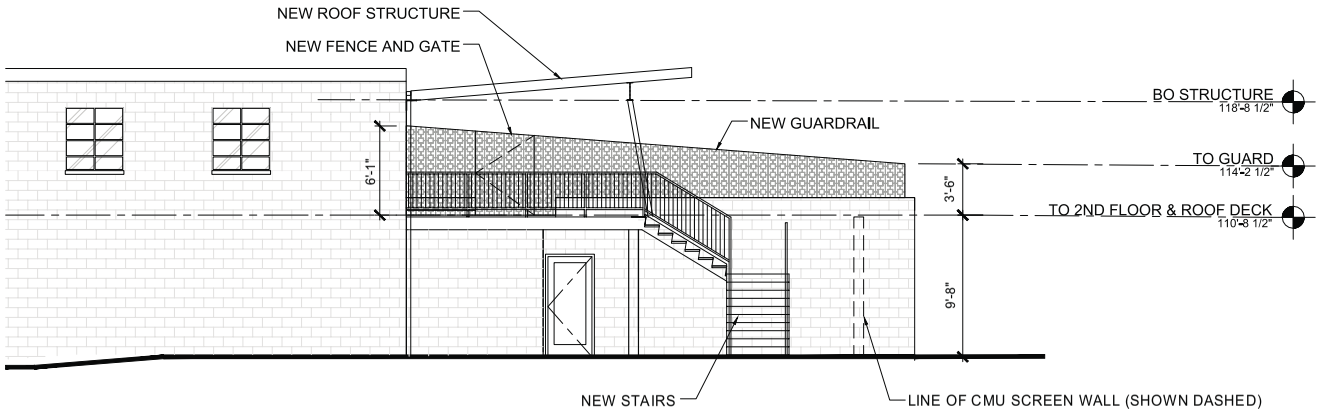
CSPA
CRAIG SEAN PALACIOS Architect
702-374-8409

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 09.19.13
Project No.: 12-1001
Sheet No.:
#100-2

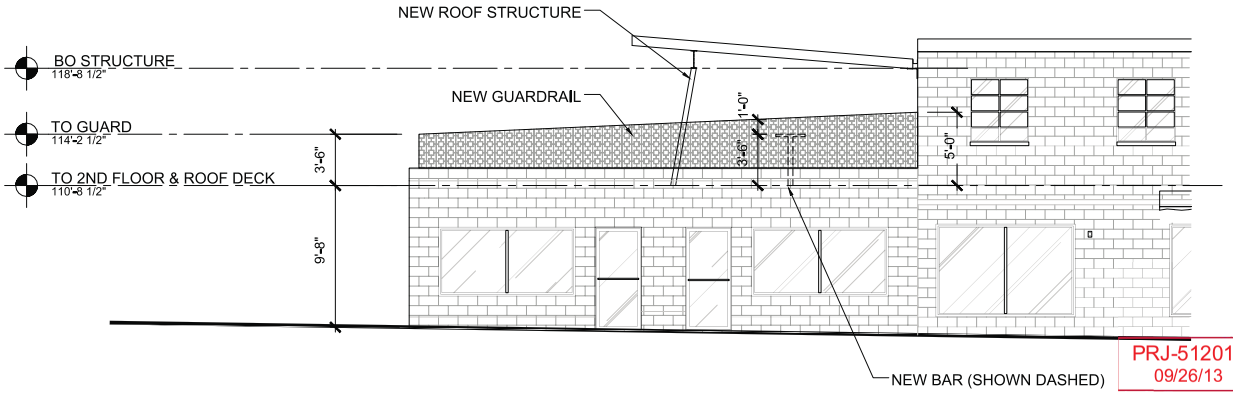
SUP-51429



NORTH ELEVATION (COURTYARD) 1/4" = 1'-0" | 3



WEST ELEVATION (ALLEY) 1/4" = 1'-0" | 2



PRJ-51201
09/26/13

SOUTH ELEVATION (CARSON STREET) 1/4" = 1'-0" | 1

SUP-51429

Revisions

Consultant:

Project: JOHN E. CARSON
124 6th Street , Las Vegas, NV 89109

Drawing: SUITE #100 RESTAURANT | BAR
ELEVATION

CSPA
CRAIG SEAN PALACIOS Architect
702-374-8409

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 09.19.13
Project No.: 12-1001
Sheet No.:
#100-E

TODD KESSLER
300 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

September 26, 2013

Flinn Fagg
City of Las Vegas
Planning & Development
333 So. Rancho Dr
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
SUP – APN 139-34-611-051 – Tavern Limited License

Dear Mr. Fagg:

Please accept this as our official justification letter for an SUP for proposed tavern limited establishment. The Application for a SUP FOR A PROPOSED TAVERN LIMITED ESTABLISHMENT IN AN EXISTING BUILDING at 124 S. 6th Street Suite #100, Las Vegas, Nevada 89101 zoned C-2 (General Commercial) is attached.

The proposed Tavern Limited establishment will allow Downtown visitors and residents a new place to dine and socialize. The entitled courtyard area will not allow minors, pursuant to current curfew hours, and both bars on level one and level two are solely for the use of a single operator. This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

PRJ-51201
09/26/13

SUP-51429

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

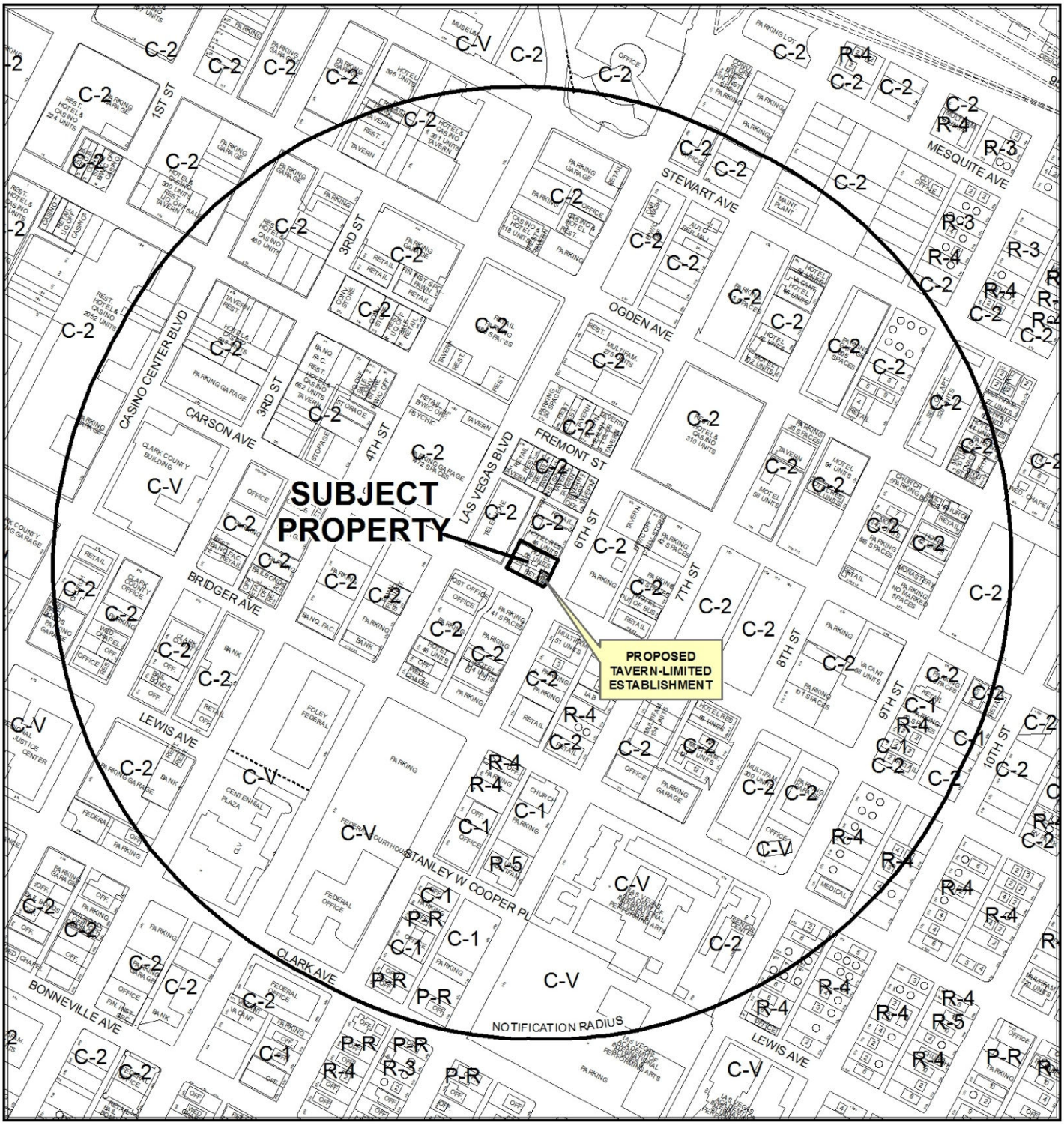
SUBJECT:
SUP-51430 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DOWNTOWN CARSON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED USE at 124 South 6th Street, Suite #150 (APN 139-34-611-051), Ward 3 (Coffin) [PRJ-51202].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



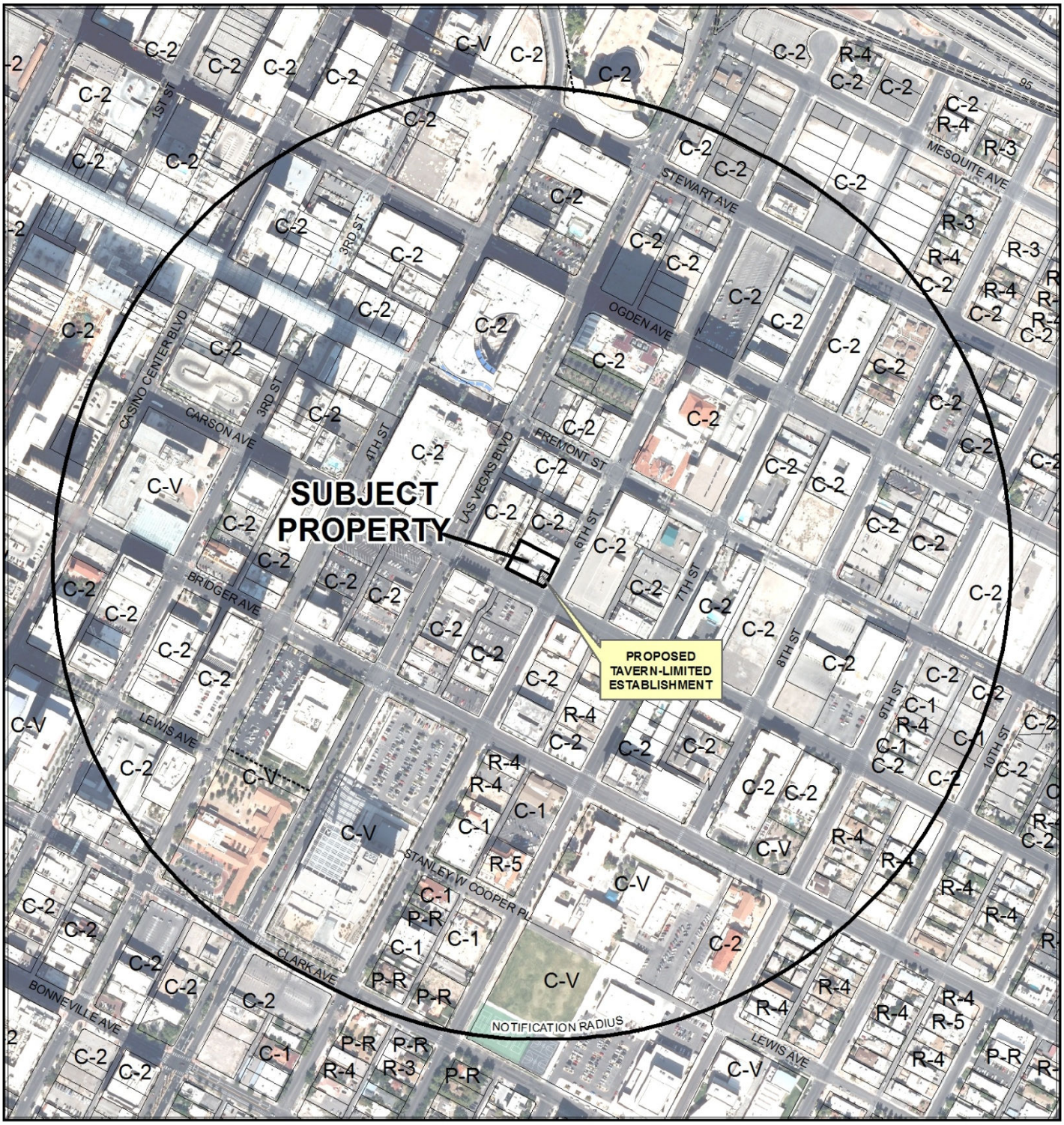
0 400 800 Feet

CASE: **SUP-51430 (PRJ-51202)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



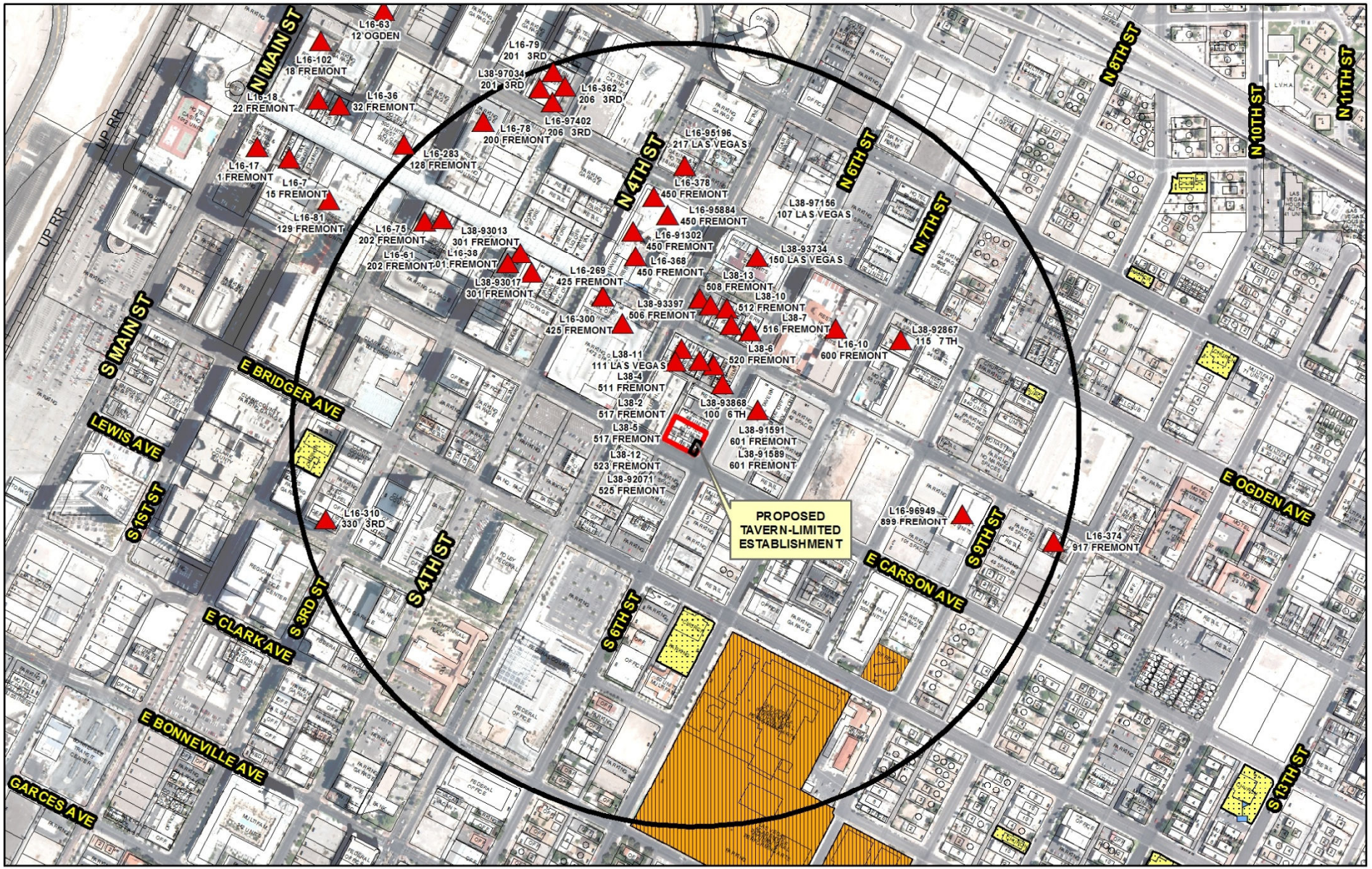
0 400 800 Feet

CASE: **SUP-51430 (PRJ-51202)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



SUP-51430 (PRJ-51202)

Tavern-Limited Establishment

Business Licenses

- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 1500 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Planning & Development Dept.

702-229-6301

Date: Thursday, October 03, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-51430

Case Number: PRJ-51202 APN: 139-34-611-051

Name of Property Owner: Downtown Carson, LLC

Name of Applicant: Downtown Carson, LLC

Name of Representative: Todd Kessler

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew Donner- Manager

Subscribed and sworn before me

This 24th day of September, 2013

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-51202
09/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 124 South 6th Street Suite #150 Las Vegas, NV 89101

Project Name Bocho Restaurant/Tavern-Limited **Proposed Use** _____

Assessor's Parcel #(s) 139-34-611-051 **Ward #** 3-Coffin

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres .33 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Downtown Carson, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 489-5188

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd@rgglv.com

APPLICANT Downtown Carson, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 489-5188

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 489-5188

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Andrew B. Donner

Subscribed and sworn before me

This 24 day of Sept., 20 13.

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-51430
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-51202
09/26/13

Revised 10/27/08

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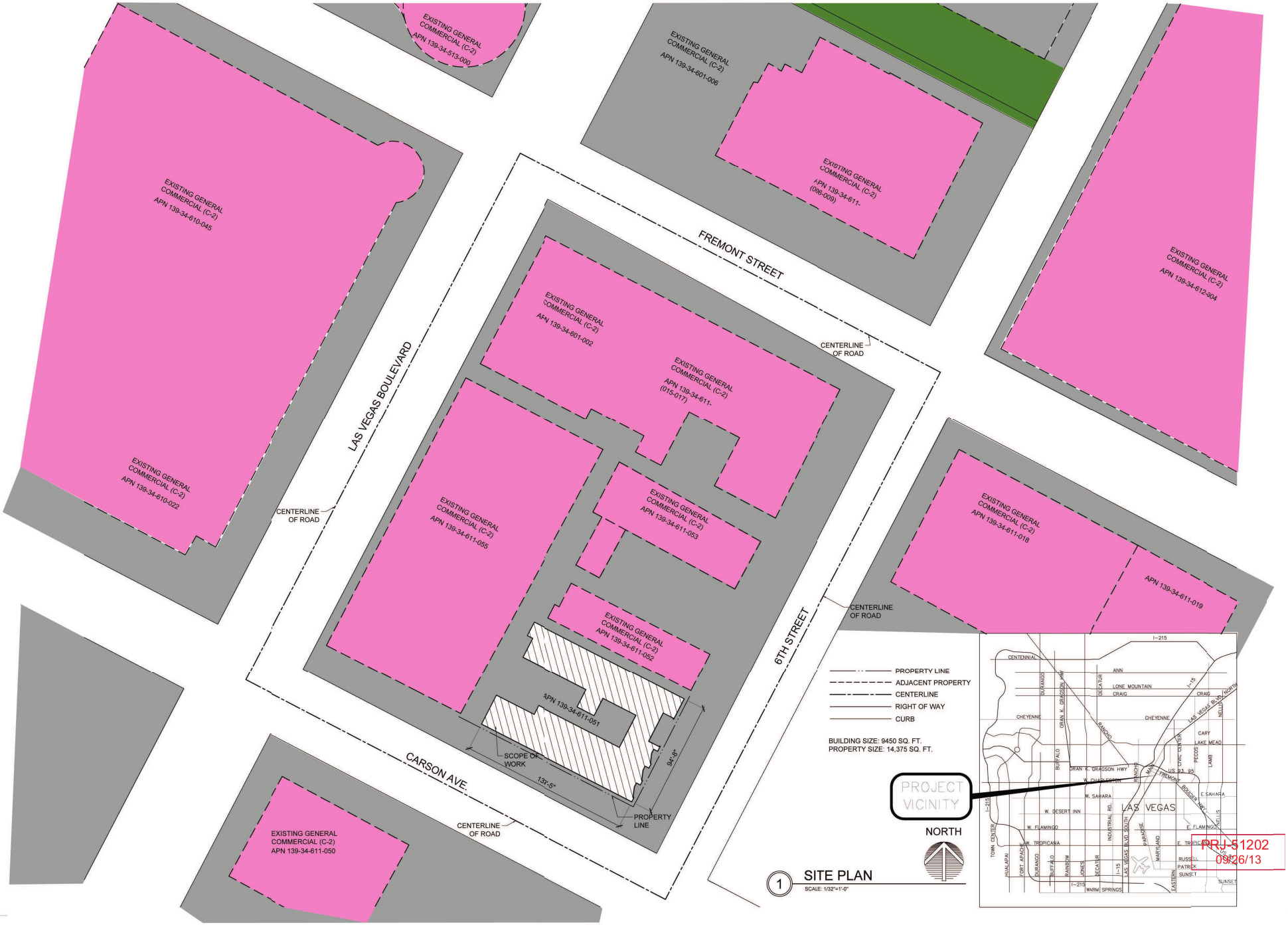

1 SITE PLAN
SCALE: 1/32"=1'-0"

PRJ-51202
09/26/13

Revisions

Consultant:

Project: JOHN E. CARSON
1024 6th Street , Las Vegas, NV 89109

Drawing: SITE PLAN

CSPA
CRAIG SEAN PALACIOS Architect
702-374-8409

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 01.29.13
Project No.: 12-0801
Sheet No.: AS1.01

SUP-51430



PRJ-51202
09/26/13

SUP-51430

Revisions

Consultant:

Project: JOHN E. CARSON
1024 6th Street , Las Vegas, NV 89109

Drawing: SITE PLAN

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Seal

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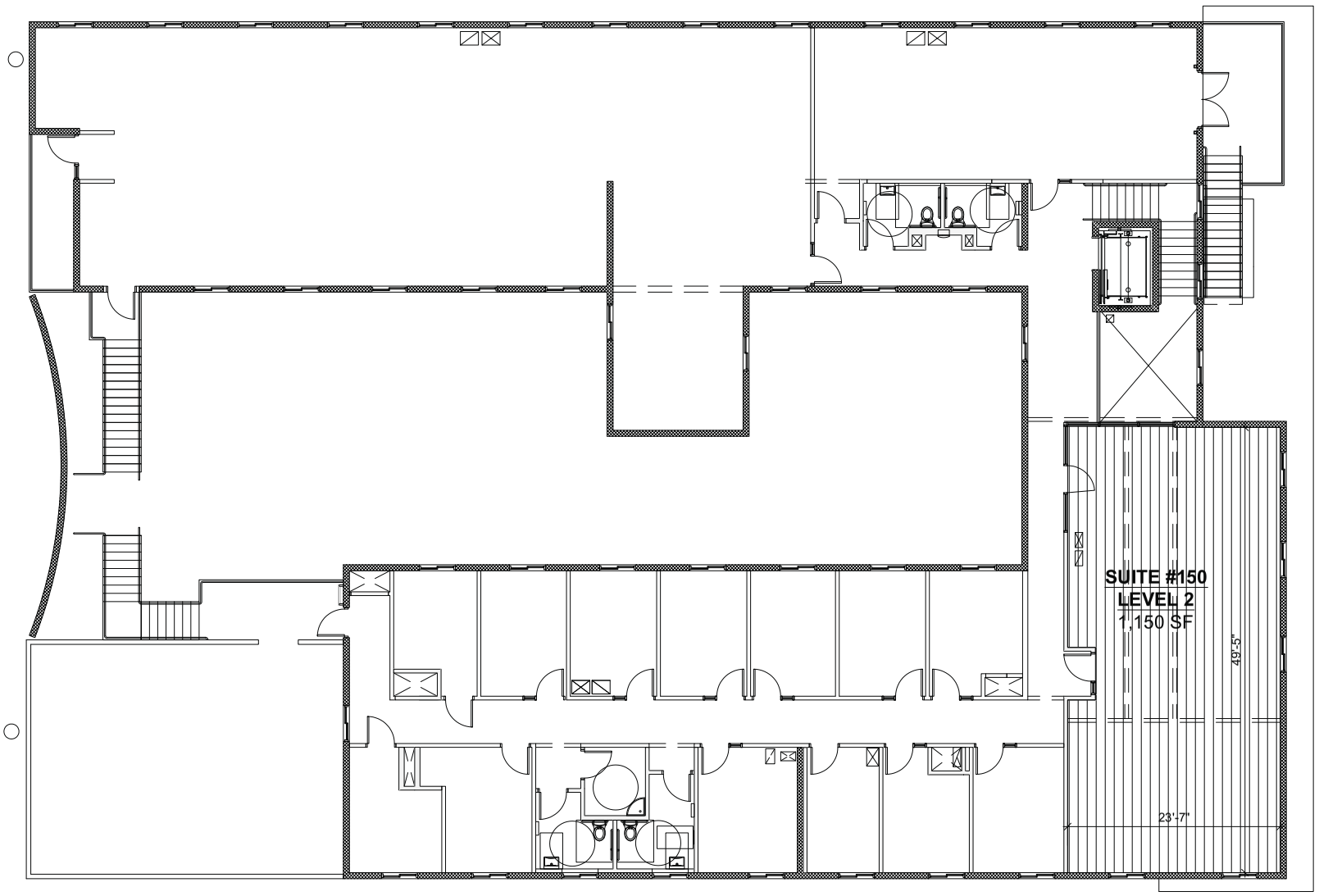
Project No.: 12-0801
Sheet No.: AS1.01



SCOPE OF ENTITLEMENT

INTERIOR

TOTAL INTERIOR ENTITLEMENT AREA: 1,150 SF
TOTAL EXTERIOR ENTITLEMENT AREA: N/A

SUITE #150 1ST FLOOR: 2,770 SF
SUITE #150 2ND FLOOR: 1,150 SF
TOTAL SUITE #150 ENTITLEMENT AREA: 3,920 SF

PRJ-51202
09/26/13

NORTH

SUITE #150 PLAN LEVEL 2

3/16" = 1'-0" | 1

Revisions

Consultant:

Project: JOHN E. CARSON
124 6th Street , Las Vegas, NV 89109

Drawing: SUITE #150 RESTAURANT | BAR
LEVEL 2

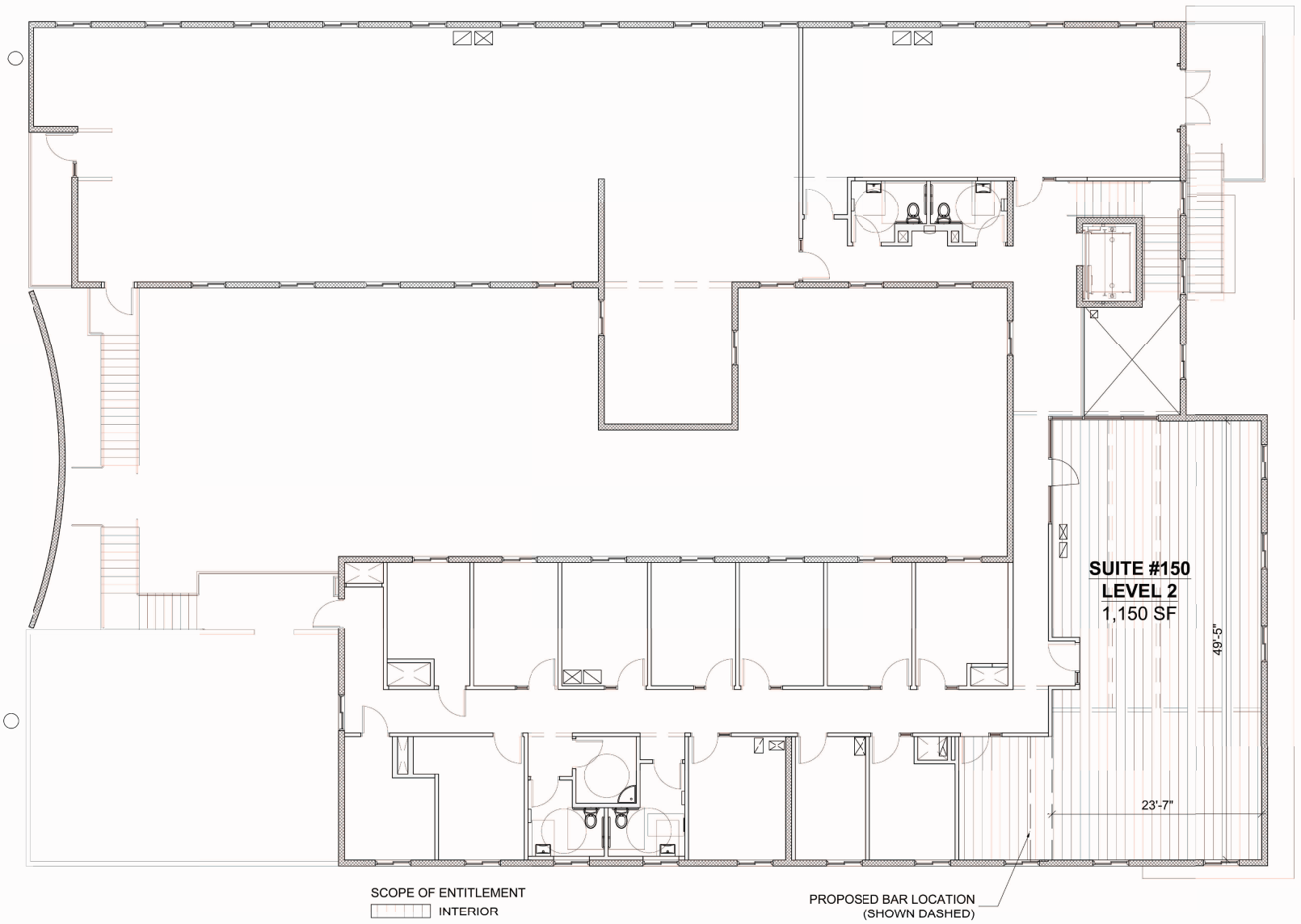
CSPA
CRAIG SEAN PALACIOS Architect
702-374-8409

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 08.16.13
Project No.: 12-1001
Sheet No.:
#150-2

SUP-51430



TOTAL INTERIOR ENTITLEMENT AREA: 1,150 SF
TOTAL EXTERIOR ENTITLEMENT AREA: N/A

SUITE #150 ´ST FLOOR: 2,770 SF
SUITE #150 2ND FLOOR: 1,150 SF
TOTAL SUITE #150 ENTITLEMENT AREA: 3,920 SF

PRJ-51202
09/26/13

NORTH

SUITE #150 PLAN LEVEL 2

3/16" = 1'-0" | 1

Revisions

Consultant:

Project: JOHN E. CARSON
124 6th Street , Las Vegas, NV 89119

Drawing: SUITE #150 RESTAURANT | BAR
LEVEL 2

CSPA
CRAIG SEAN PALACIOS Architect
702-374-8409

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 08.16.13
Project No.: 12-1001
Sheet No.: #150-2

SUP-51430

TODD KESSLER
300 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

September 26, 2013

Flinn Fagg
City of Las Vegas
Planning & Development
333 So. Rancho Dr
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
SUP – APN 139-34-611-051 – Tavern Limited License

Dear Mr. Fagg:

Please accept this as our official justification letter for an SUP for proposed tavern limited establishment. The Application for a SUP FOR A PROPOSED TAVERN LIMITED ESTABLISHMENT IN AN EXISTING BUILDING at 124 S. 6th Street Suite #150, Las Vegas, Nevada 89101 zoned C-2 (General Commercial) is attached.

The proposed Tavern Limited establishment will allow Downtown visitors and residents a new place to dine and socialize. The entitled courtyard area will not allow minors, pursuant to current curfew hours, and both bars on level one and level two are solely for the use of a single operator. This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,



Todd Kessler

PRJ-51202
09/26/13

SUP-51430

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

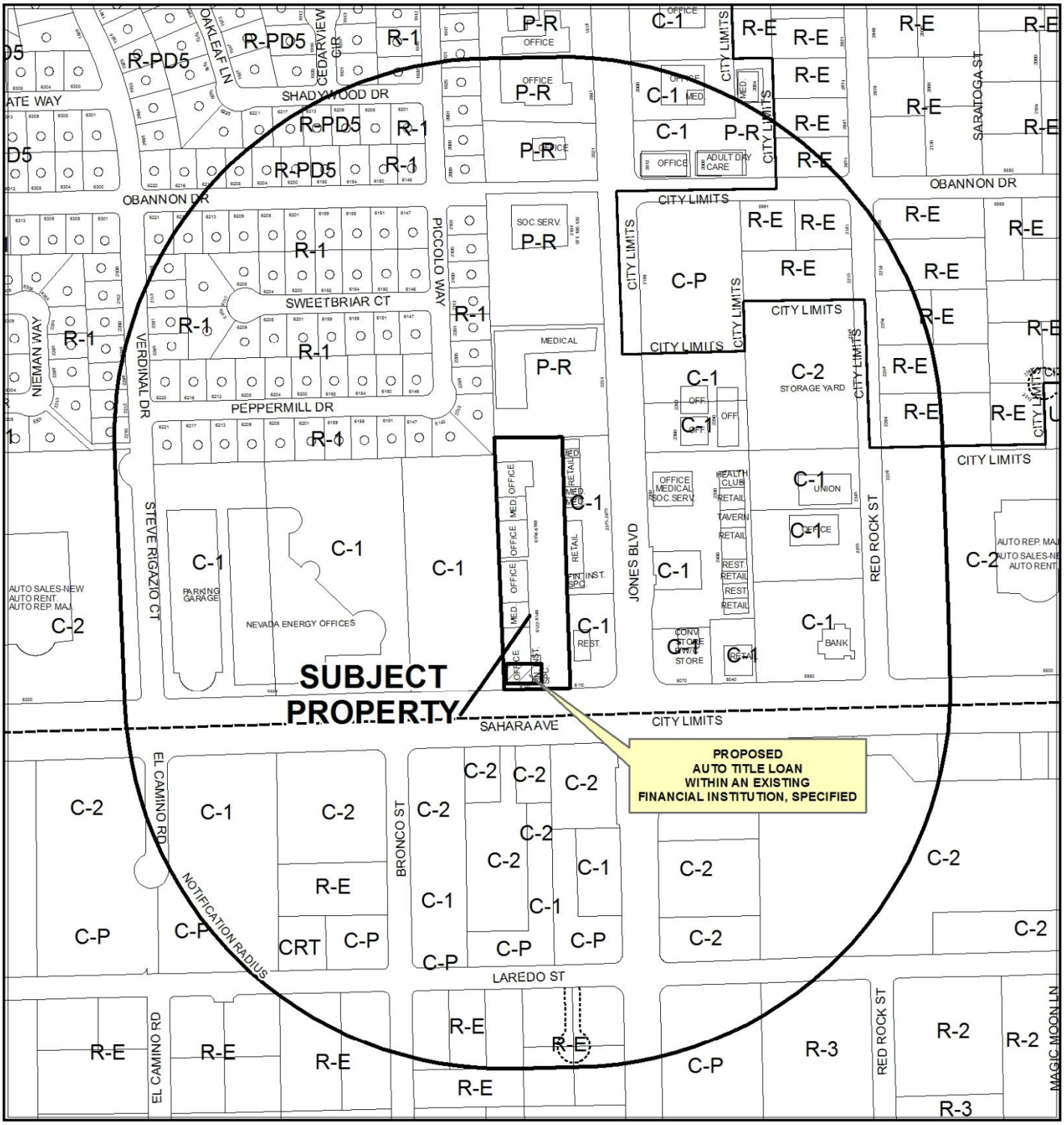
SUBJECT:
SUP-51436 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER - OWNER: 6122 W SAHARA AVE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 6122 West Sahara Avenue (APN 163-02-802-004), C-1 (Limited Commercial) Zone, Ward 1(Tarkanian) [PRJ-51211].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

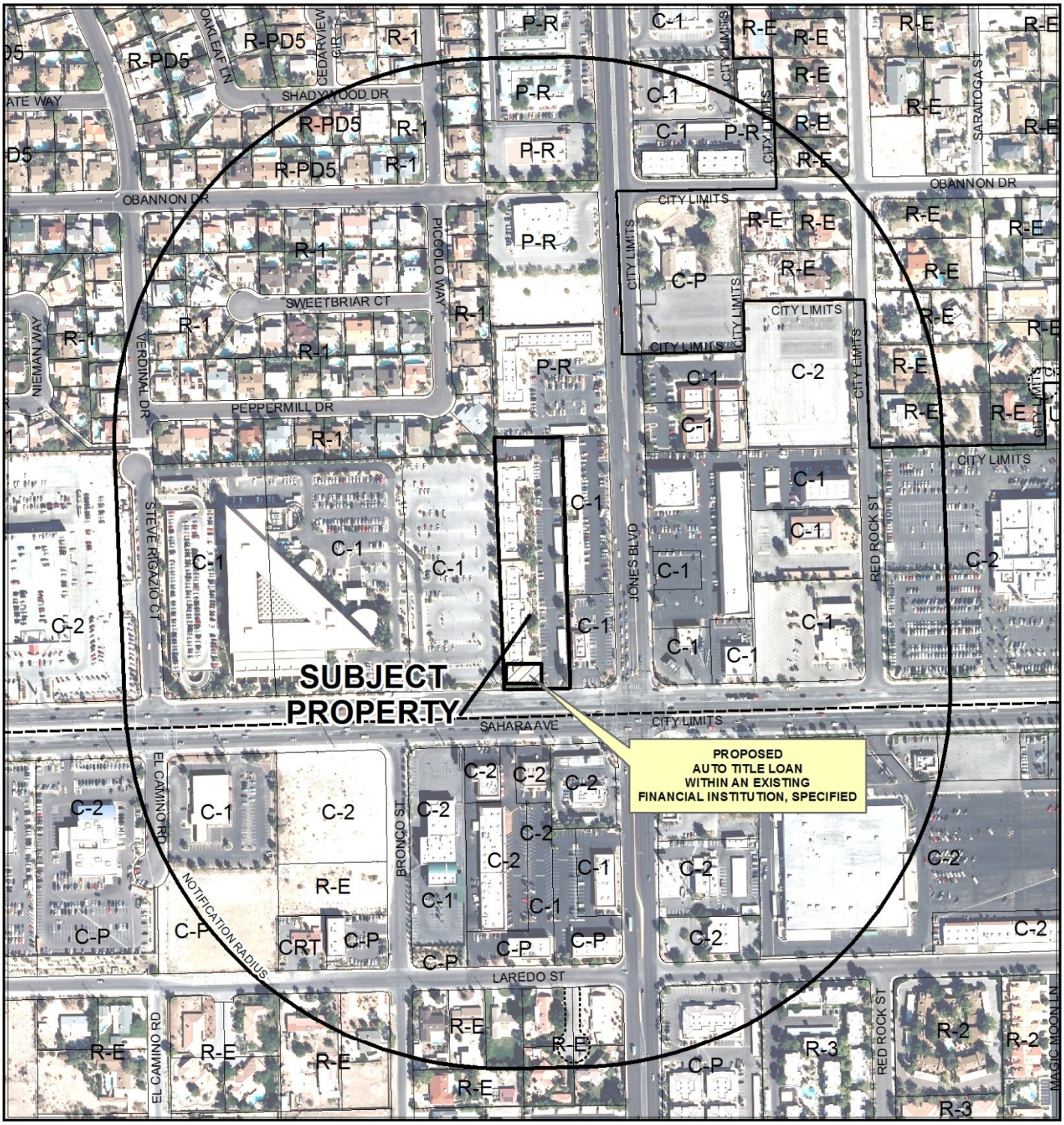
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-51436 (PRJ-51211)**

RADIUS: 1000 FEET

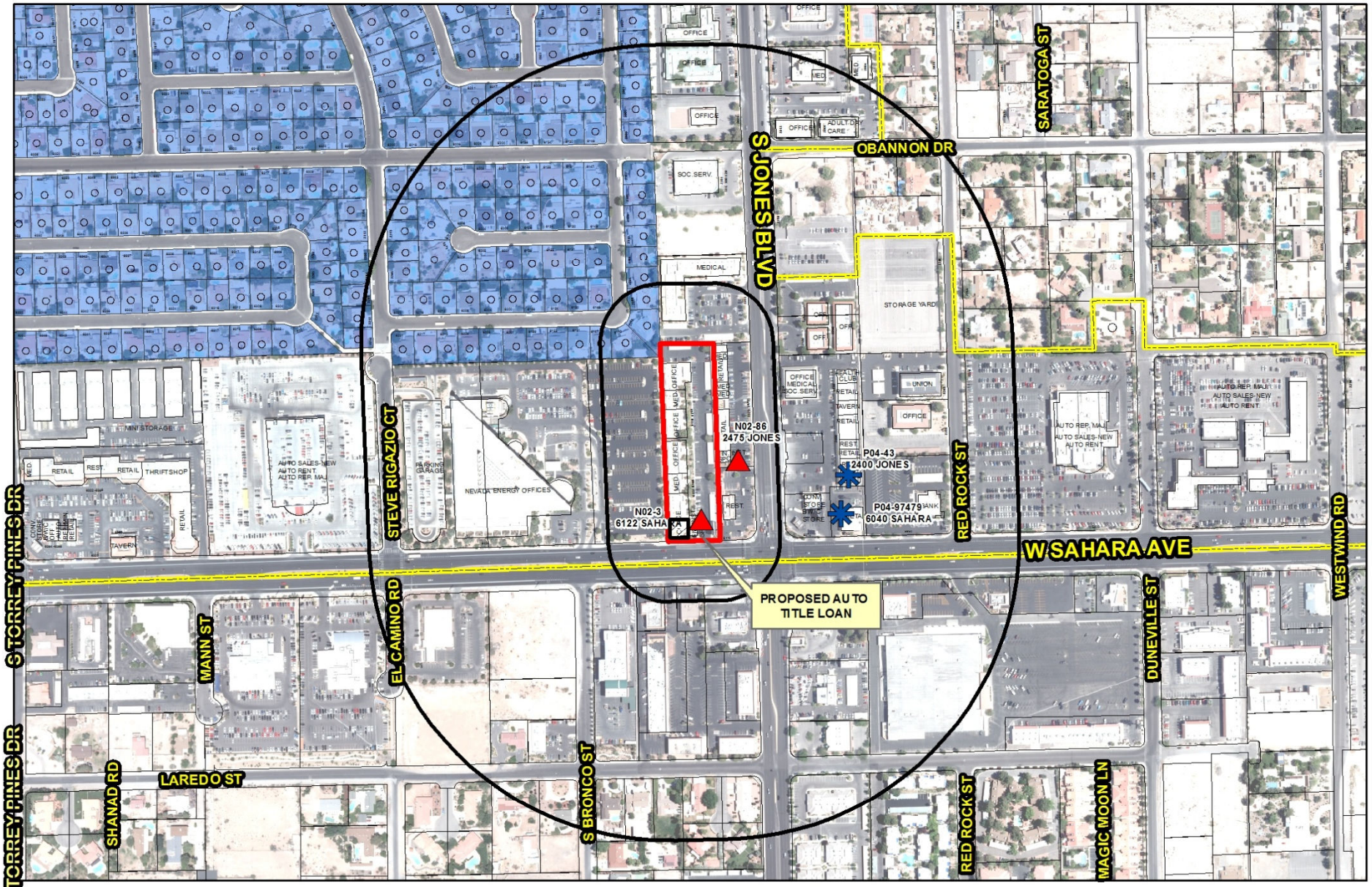
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-51436 (PRJ-51211)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



SUP-51436 (PRJ-51211)

Financial Institution

Business Licenses

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Protected Uses

- Residential Property

- Subject Property
- 200ft & 1000ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, October 02, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-51436

Case Number: PRJ-51211 APN: 163-02-802-004

Name of Property Owner: 6122 W Sahara Ave, LLC

Name of Applicant: Dollar Loan Center

Name of Representative: David Galyen

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: KERMANI

Print Name: Eshagh KERMANI

Subscribed and sworn before me

This 26 day of Sept, 2013

Barbara A. Kaplan

Notary Public in and for said County and State

BARBARA A. KAPLAN
Commission # 1870764
Notary Public - California
Los Angeles County
My Comm. Expires Dec 5, 2013

PRJ-51211
09/26/13

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 9/26/2013 (Date) before me, Barbara A. Kaplan, a Notary Public (Here Insert Name and Title of the Officer)

personally appeared Kaleigh M. Kumagai (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

BARBARA A. KAPLAN
Commission # 1870764
Notary Public - California
Los Angeles County
My Comm. Expires Dec 5, 2013

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Barbara A. Kaplan (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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PRJ-51211
09/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PRJ-51211/Dollar Loan Center SUP

Project Address (Location) 6122 W. Sahara Ave. Las Vegas, NV 89146

Project Name Riverpark **Proposed Use** Financial/Auto title

Assessor's Parcel #(s) 163-02-802-004 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage 4855 **Floor Area Ratio** _____

Gross Acres 2.63 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 6122 W Sahara Ave, LLC **Contact** Jonathan Kermani

Address 6152 W. Sahara Ave. **Phone:** (702) 889-9898 **Fax:** _____

City Las Vegas **State** NV **Zip** 89146

E-mail Address _____

APPLICANT Dollar Loan Center **Contact** Dave Galyen

Address 8860 W. Sunset Rd. **Phone:** (702) 493-0978 **Fax:** (702) 631-5374

City Las Vegas **State** NV **Zip** 89148

E-mail Address dgalyen@dontbebroke.com

REPRESENTATIVE Dollar Loan Center **Contact** Dave Galyen

Address 8860 W. Sunset Rd. **Phone:** (702) 493-0978 **Fax:** (702) 631-5374

City Las Vegas **State** NV **Zip** 89148

E-mail Address dgalyen@dontbebroke.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* KERMANI

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Eshagh KERMANI

Subscribed and sworn before me

This 26 day of Sept, 20 13.

Barbara A. Kaplan

Notary Public in and for said County and State

BARBARA A. KAPLAN
Commission # 1870764
Notary Public - California
Los Angeles County
My Comm. Expires Dec 5, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-51436
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

PRJ-51211
09/26/13

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 9/26/2013 before me, Barbara A. Kaplan, Notary Public,

personally appeared Ashleigh M. Khimani
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

BARBARA A. KAPLAN
Commission # 1870764
Notary Public - California
Los Angeles County
My Comm. Expires Dec 5, 2013

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Barbara A Kaplan

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney In Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney In Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

PRJ-51211
09/26/13

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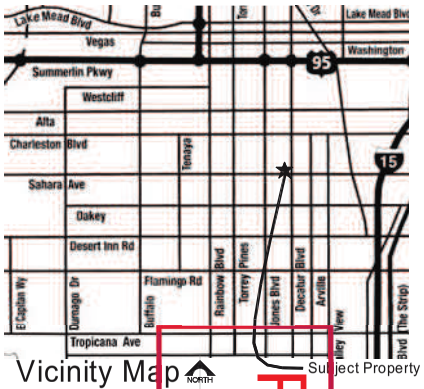
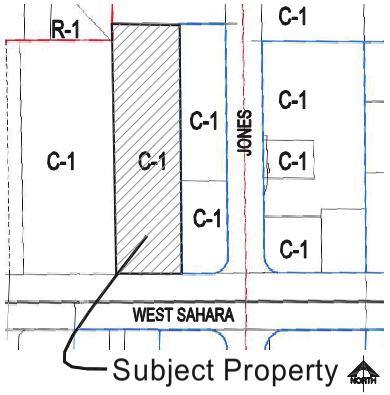
DOLLAR LOAN CENTER

6122 W SAHARA AVE, LAS VEGAS, NV 89146, APN: 163-02-802-004



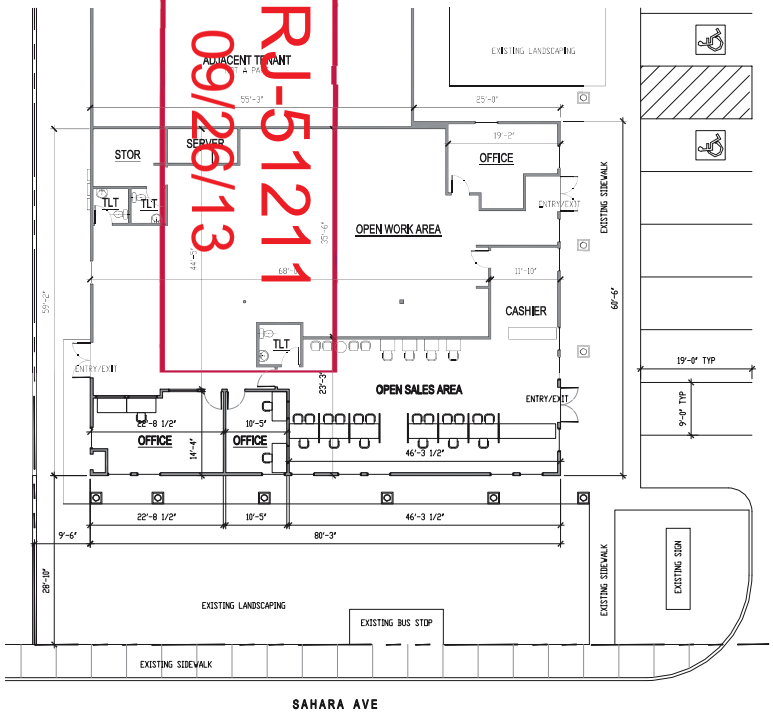
Vicinity Map



Project Data

TENANT:	DOLLAR LOAN CENTER
PROJECT ADDRESS:	6122 W SAHARA AVE LAS VEGAS, NV, 89146
APN:	163-02-802-004
AREA UNDER CONSIDERATION:	4,780 SF
JURISDICTION:	CITY OF LAS VEGAS
CURRENT ZONING:	C-1
APPROX LOT SIZE:	2.63 ACRES
USE (IBC):	B
OCCUPANCY COUNT:	4,780 SF / 100 SF PER OCC = 48 OCCUPANTS
REQUIRED EXITS	1 EXIT REQUIRED 3 EXITS PROVIDED
REQUIRED PARKING:	CLV UDC 19.12 FINANCIAL INSTITUTION SPECIFIED (1 PER 250 SF) 4,780 SF / 250 SF PER OCC = 19.2 SPACES 20 PARKING SPACES REQ'D
ON-SITE PARKING:	132 STANDARD SPACES (9' X 19') 8 ACCESSIBLE SPACES 140 SPACES TOTAL PROVIDED ON-SITE

PRJ-51211
09/26/13



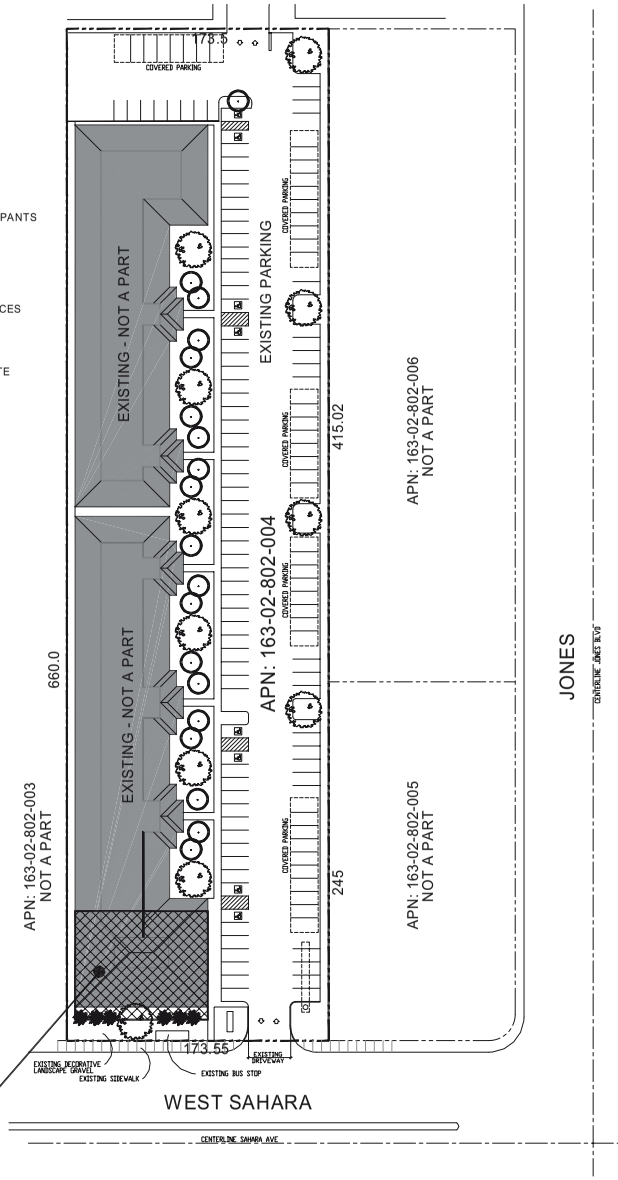
Existing Floor Plan



View from Sahara



View from Parking Lot



DOLLAR LOAN CENTER
4,780 SF

Architectural Site Plan

KENNETH CHOW
ARCHITECT
PO BOX 36315 LAS VEGAS, NV 89133 P: (702) 580-9391 F: (702) 998-4721 LINEWERKS@COX.NET

Copyright © 2013 Kenneth Chow

Dollar Loan Center
612 W SAHARA AVE
Las Vegas, NV 89146

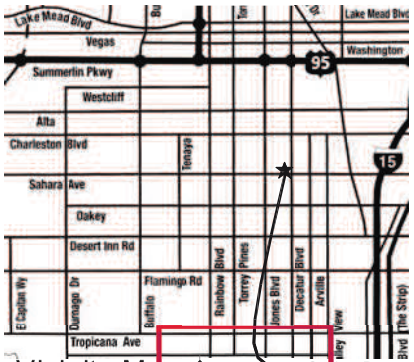
DATE:
27 AUG 2013

SHEET No:
1
OF 1 SHTS

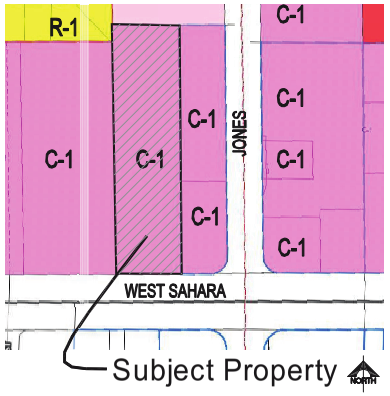
SUP-51436

DOLLAR LOAN CENTER

6122 W SAHARA AVE, LAS VEGAS, NV 89146, APN: 163-02-802-004



Vicinity Map

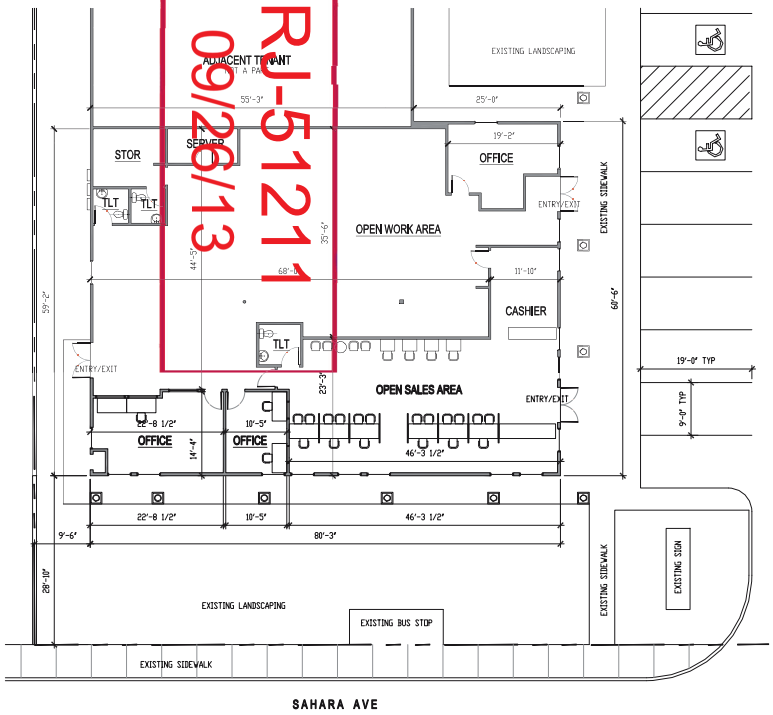


Subject Property

Project Data

TENANT:	DOLLAR LOAN CENTER
PROJECT ADDRESS:	6122 W SAHARA AVE LAS VEGAS, NV, 89146
APN:	163-02-802-004
AREA UNDER CONSIDERATION:	4,780 SF
JURISDICTION:	CITY OF LAS VEGAS
CURRENT ZONING:	C-1
APPROX LOT SIZE:	2.63 ACRES
USE (IBC):	B
OCCUPANCY COUNT:	4,780 SF / 100 SF PER OCC = 48 OCCUPANTS
REQUIRED EXITS	1 EXIT REQUIRED 3 EXITS PROVIDED
REQUIRED PARKING:	CLV UDC 19.12 FINANCIAL INSTITUTION SPECIFIED (1 PER 250 SF) 4,780 SF / 250 SF PER OCC = 19.2 SPACES 20 PARKING SPACES REQ'D
ON-SITE PARKING:	132 STANDARD SPACES (9' X 19') 8 ACCESSIBLE SPACES 140 SPACES TOTAL PROVIDED ON-SITE

PRJ-51211
09/26/13



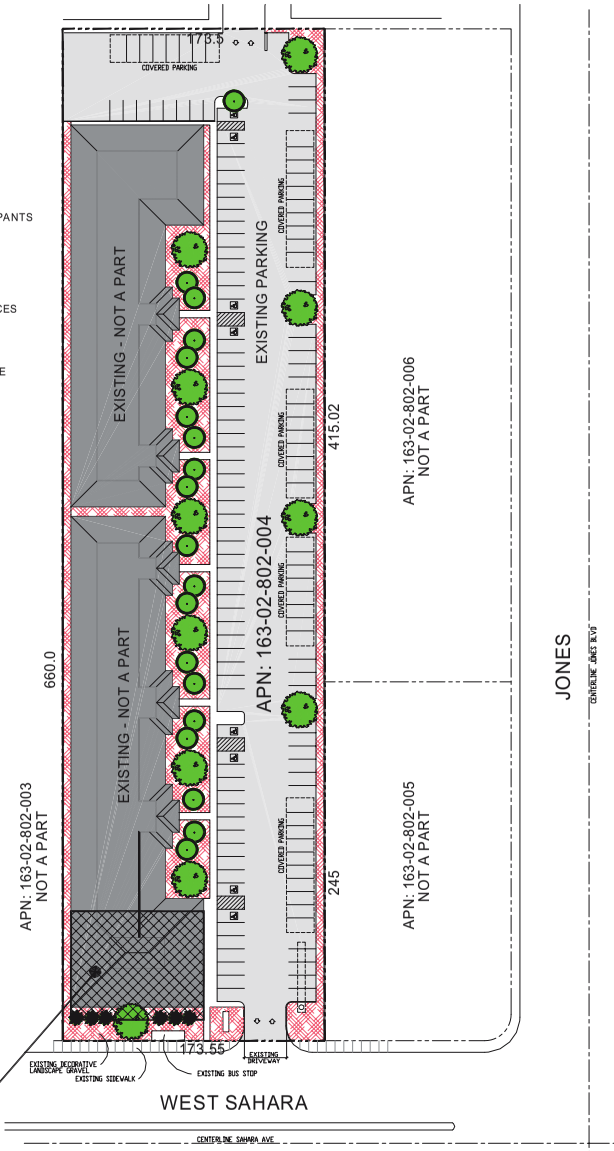
Existing Floor Plan



View from Sahara



View from Parking Lot



DOLLAR LOAN CENTER
4,780 SF

Architectural Site Plan

ARCHITECT
KENNETH CHOW
PO BOX 36315 LAS VEGAS, NV 89133 P: (702) 580-9391 F: (702) 998-4721 LINEWERKS@COX.NET

Dollar Loan Center

612 W SAHARA AVE
Las Vegas, NV 89146

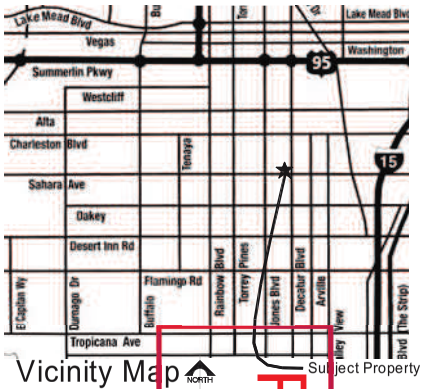
DATE:
27 AUG 2013

SHEET No:
1
OF 1 SHTS

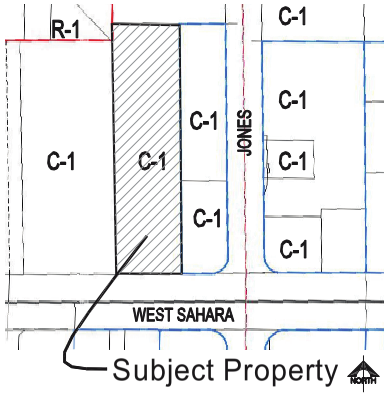
SUP-51436

DOLLAR LOAN CENTER

6122 W SAHARA AVE, LAS VEGAS, NV 89146, APN: 163-02-802-004



Vicinity Map



Project Data

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PROJECT ADDRESS:	6122 W SAHARA AVE LAS VEGAS, NV, 89146
APN:	163-02-802-004
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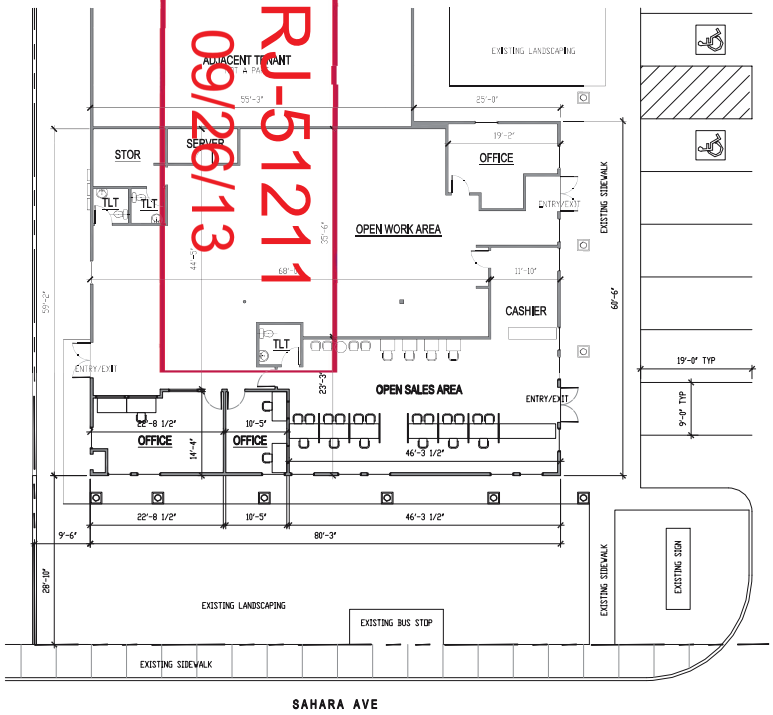
PRJ-51211
09/26/13



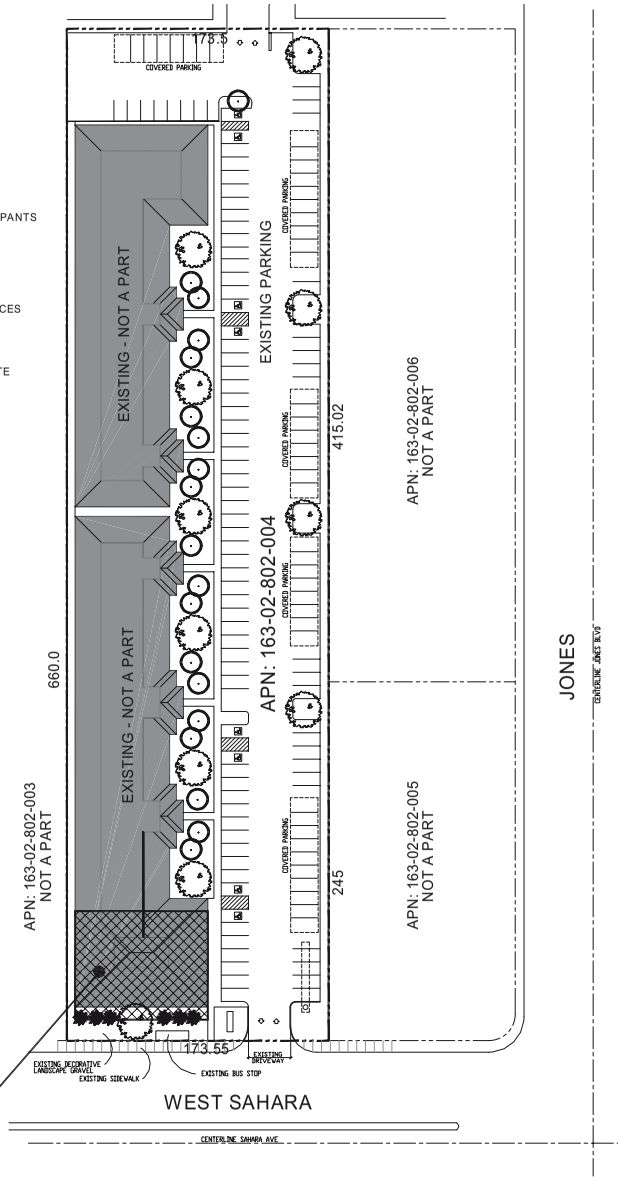
Existing Floor Plan



View from Sahara



View from Parking Lot



DOLLAR LOAN CENTER
4,780 SF

Architectural Site Plan

KENNETH CHOW
ARCHITECT
PO BOX 36315 LAS VEGAS, NV 89133 P: (702) 580-9391 F: (702) 998-4721 LINEWERKS@COX.NET

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Dollar Loan Center
612 W SAHARA AVE
Las Vegas, NV 89146

DATE:
27 AUG 2013

SHEET No:
1
OF 1 SHTS

SUP-51436

DOLLAR LOAN CENTER

dontbebroke.com

September 19, 2013

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Dollar Loan Center to amend our current license at 6122 W. Sahara Ave. Las Vegas, NV 89146

Dear City of Las Vegas Department of Planning Representative,

Dollar Loan Center seeks to change the current license for 6122 W. Sahara Ave. in order to add Auto Title loan services to our company profile. There is not a SUP at this location because business started before the moratorium was put in place. There will be no vehicle storage at this property and vehicles are not kept as collateral. We are proud of our long standing history of doing business in the City of Las Vegas along with helping to bring jobs and revenue to the City and its residents. Dollar Loan Center also has a proven track record as an excellent community partner throughout Southern Nevada. We routinely provide financial support to several community charities with notable emphasis on the annual support of local efforts by Opportunity Village and the Henderson Little League.

In addition to being a strong community partner, Dollar Loan Center has taken great pride in being a first-rate employer for over 13 years in the Las Vegas area. We were most recently acknowledged by Vegas, Inc. in their 2012 edition of Southern Nevada's "Best Places to Work" as one of the top 3 "Best Places to Work" in Southern Nevada. More important than being acknowledged, we believe being a good employer is just the right thing to do and you can be assured that Dollar Loan Center will provide City of Las Vegas residents a great place to work.

Property Specifics

- Property Address: 6122 W. Sahara Ave.
- Current Zoning of property falls under the C-1 (Limited Commercial District) zoning code.
- Square Footage of the suite is 4,855 square feet.
- Basic Description: Property has been used by Dollar Loan Center since 03-01-2001.
- This property does not meet distance requirements for Residential separation and will need a waiver.
- This location currently conducts business with 9 employees and continues to grow.
- Hours of operation are Mon – Fri 9am to 7pm, Sat 9am to 4pm and closed Sundays.
- Dollar Loan Center currently has 4 locations licensed by the City of Las Vegas.
    - 6122 W. Sahara Ave. Lic# N02-00003-I-097163
    - 280 S. Decatur Blvd. Lic# N02-00004-I-136684
    - 625 N. Lamb Blvd. Lic# N02-00020-K-145326
    - 3051 N. Rainbow Blvd. Lic# N02-00028-I-089175
- Dollar Loan Center currently has a state license for the location and will be approved to do Auto Title loans under NRS604A once the City of Las Vegas approves the change.

PRJ-51211
09/26/13

SUP-51436

Justification for waiver of residential distance requirements

The proposed location is in an established commercial shopping center zoned as C-1. Directly to the North West of the location at 0' is an established residential community; this does not meet the required 200' distance separation requirement. The community existed during the initial approval to conduct business. Although this distance is only by parcel the closest pedestrian access to the entrance for Dollar Loan Center from a residential community would be approximately 1524' to a community East of Red Rock St and North of Sahara. The only way to access the residential community to the NW would be jumping over the block wall. Walking or Driving would be approximately 5600'.

The current location is currently located 0' from a like company and does not meet the 1000' distance separation requirement. A waiver will be required to obtain the SUP.

We do not feel the addition of Auto Title loans to our existing location will have a negative impact to the surrounding area. This will allow Dollar Loan Center to create more jobs in the area and help to provide a service to the community

Anticipated Impact on Traffic Conditions, Surrounding Neighborhood, and General Public

Our customers will park, enter our store, make their transaction and depart. The impact on traffic will not cause a significant change to the current daily activity.

Our stores are clean and professional in appearance and great emphasis is placed on customer service and staff professionalism. Dollar Loan Centers are similar in product to a CitiFinancial and are often described by our customers as a "mini Wells Fargo." The hours of operation will stay within the city regulated times. Based on our hours, clientele, and the services and consumer choice we provide, we anticipate only positive benefits to the surrounding neighborhood. As a matter of providing additional clarity into our product we find it important to communicate that Dollar Loan Center does not engage in check cashing, payday lending, pawn services, or Western Union money transfers. Our rates are well below that of a payday lender and most often less than half. Dollar Loan Center offers an important consumer value and choice in the financial services sector.

Anticipated time table for all construction and improvements

There will be no need for any construction on this property with the addition of Auto Title loan services.

Thank you in advance for taking time to review our request and we look forward to working with the City. Dollar Loan Center always looks forward to bringing new jobs and financial services to Las Vegas.

Sincerely,

Dave Galyen
National Director of Facilities Technology, and Security

PRJ-51211
09/26/13

SUP-51436

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

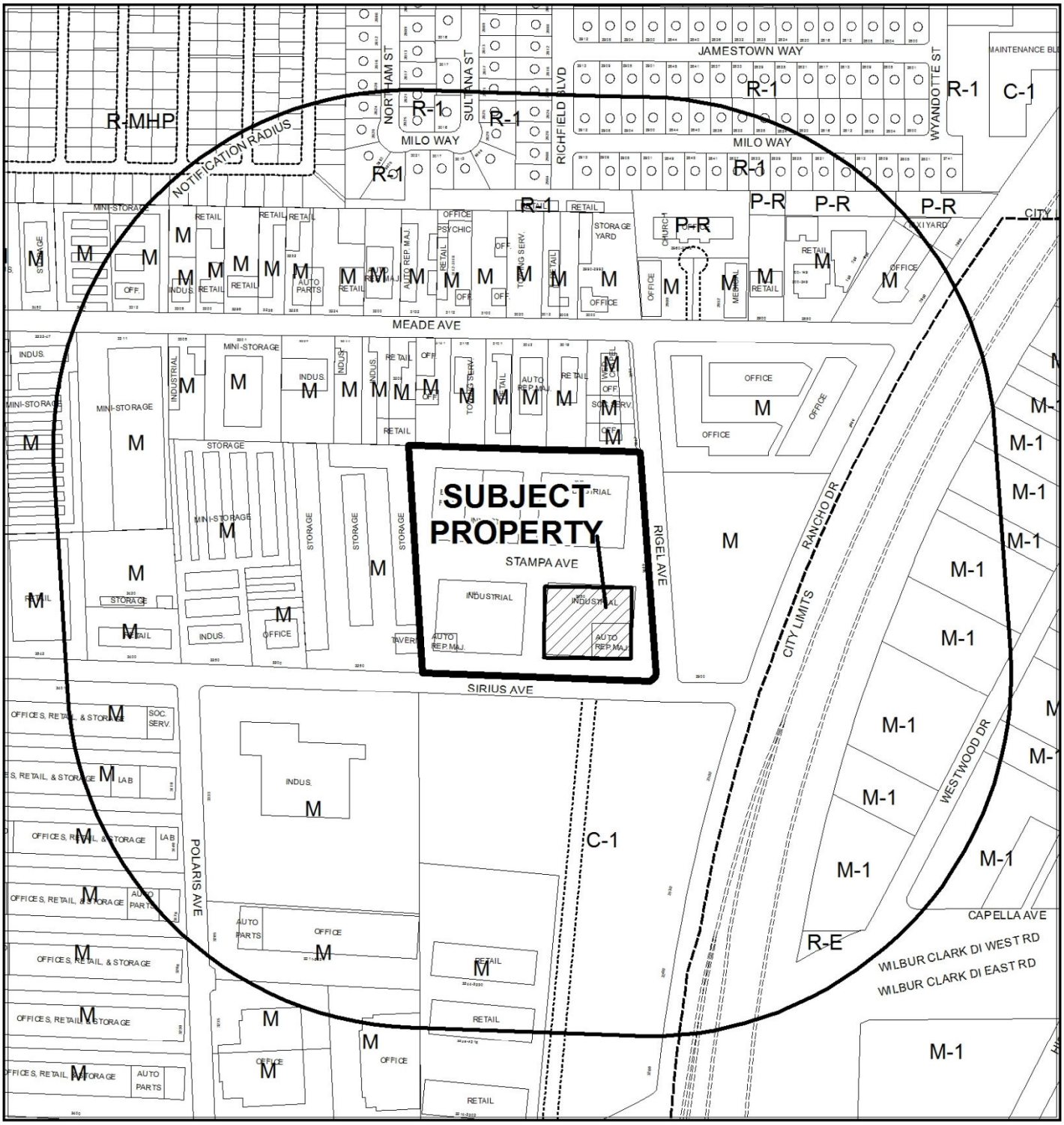
SUBJECT:
SUP-51437 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SA RECYCLING - OWNER: FLORESTA, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 33,000 SQUARE-FOOT SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE WITH A WAIVER TO NOT TO PROVIDE MATURE EVERGREEN TREES AS REQUIRED ALONG ALL PERIMETERS at 3050 Sirius Avenue, Suite #101 (APN 162-08-303-032), M (Industrial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Parking Analysis
6. Justification Letter



CASE: **SUP-51437**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **SUP-51437**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-51437 APN: 162-08-303-032

Name of Property Owner: Floresta Inc.

Name of Applicant: SA Recycling, LLC

Name of Representative: Phillip Johnson

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☑ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Luis Davidsohn

Print Name: Luis Davidsohn

Subscribed and sworn before me

This 18 day of September 2013

_____

Notary Public in and for said County and State

Raul A. Escobar
Notary Public, State of Nevada
Appointment No.12-7461-1
My Appt. Expires March 20, 2016

RECEIVED
SEP 26 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: + LORESTA, INC

Project Address (Location) 3050 Sirius Ave Las Vegas, NV 89102

Project Name SA Recycling Proposed Use Recycling (Sludge) Outdoor

Assessor's Parcel #(s) 162-08-303-032 Ward # _____

General Plan: existing ✓ proposed _____ Zoning: existing M proposed _____

Commercial Square Footage 200,000 Floor Area Ratio _____

Gross Acres 9.52 Lots/Units 1 Density _____

Additional Information _____

PROPERTY OWNER Floresta, Inc Contact Raul Escobar 702 309-0480

Address 3756 E. Desert Inn Rd Phone: 702 309-0480 Fax: 702 309-5936

City Las Vegas State NV Zip 89121

E-mail Address Ldavidsohn@philco.net

APPLICANT SA Recycling Contact Phillip Johnson

Address 3050 Sirius Ave Ste 101 Phone: 702 643-7711 Fax: 702 643-1509

City Las Vegas State NV Zip 89102

E-mail Address PJohnson@saRecycling.com

REPRESENTATIVE Phillip Johnson Contact _____

Address 5850 N. Nellis Blvd Phone: 702 491-7771 Fax: 702 643-1509

City Las Vegas State NV Zip 89102

E-mail Address PJohnson@saRecycling.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Luis Davidsohn

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps

Print Name Luis Davidsohn

Subscribed and sworn before me

This 18 day of September, 20 13.

Notary Public in and for said County and State

Raul A. Escobar
Notary Public, State of Nevada
Appointment No. 12-7461-1
My Appt. Expires March 20, 2016

RECEIVED
SEP 26 2013
City of Las Vegas
Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-51437
Meeting Date:	11/12/13
Total Fee:	$1030.00
Date Received:*	09/26/13
Received By:	Jonathan B.

* The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

I:\depot\Application Packet\Application Form.pdf

SA RECYCLING LLC / SIRIUS AVE:
LAS VEGAS (YARD 21)

ENGINEERING DEPARTMENT MUST PREPARE A SWPPP MAP IN ORDER TO OBTAIN COVERAGE FOR THEIR STORMWATER DISCHARGES.
IT DESCRIBES THE SWPPP DEVELOPMENT PROCESS AND PROVIDES HELPFUL GUIDANCE AND TIPS FOR DEVELOPING AND IMPLEMENTING AN EFFECTIVE SWPPP.

ENGINEERING Department

ENGINEERING DEPARTMENT DISCLAIMER NOTE:

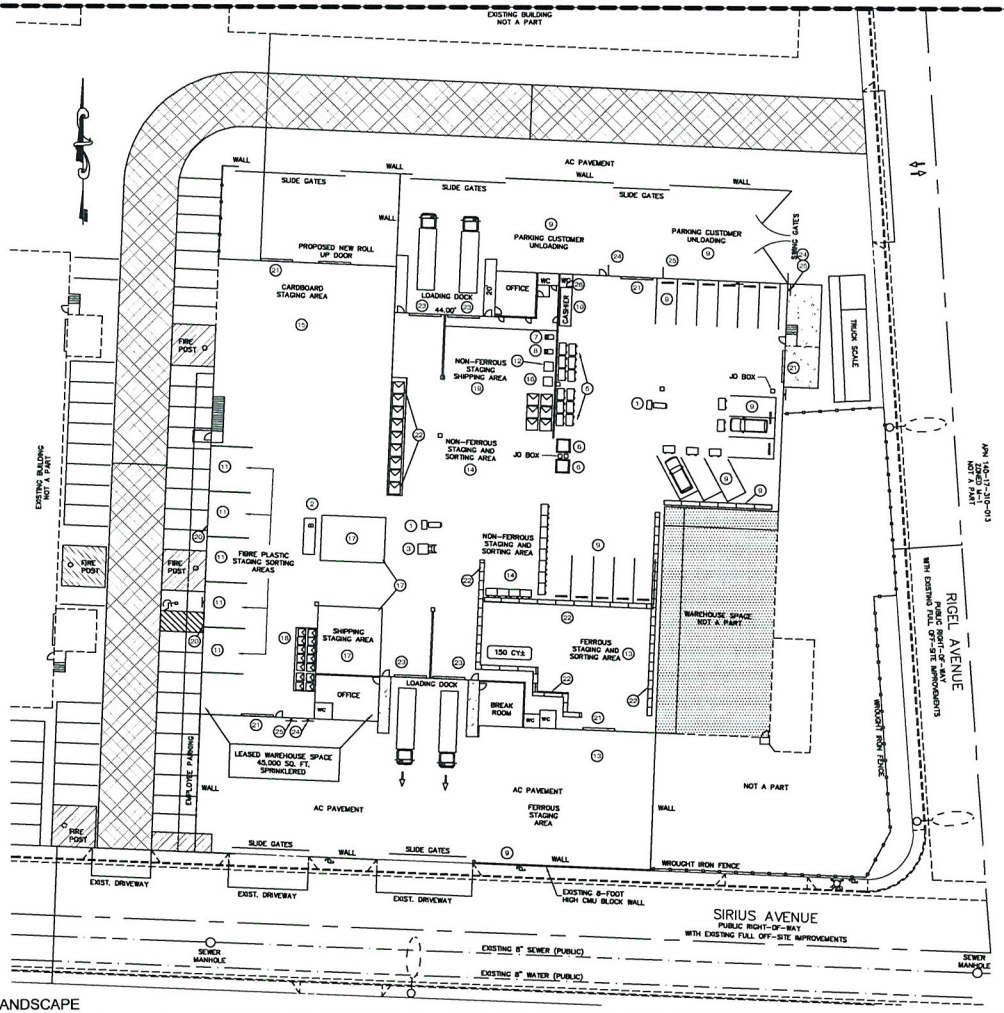
LAS VEGAS SIRIUS CUP FLOOR PLAN 2013

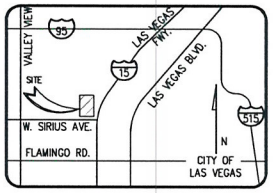
LAND AREA:
± SQUARE FEET
9.52 ±ACRES

UTILITY LEGEND:
- FIRE HYDRANT
- CHAIN LINK FENCE

LEGEND
- LEASED AREA
- PROPERTY/ R/W LINE
- STREET CENTERLINE
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
- EXISTING CHAINLINK FENCE
- EXISTING FIRE HYDRANT
- POWER POLE
- EXISTING STREET LIGHT
- APN ASSESSOR'S PARCEL NUMBER
- R/W RIGHT OF WAY
- SQ. FT. SQUARE FEET
- STORAGE AREA
- FIRE LANE
- BLOCK WALL

ANTICIPATED TYPES OF SOLID WASTE
- Paper
- Cardboard
- Plastic
- Ferrous Metals
- Non-ferrous Metals
- Glass
- Carpet Padding
- Batteries
- E-Waste
- White Goods





VICINITY MAP
N.T.S

1. FORKLIFT
2. HORIZONTAL BALER
3. SKID STEER
4. 40 CY STEEL ROLL OFF CONTAINER
5. METAL BINS FOR CUSTOMER UNLOADING
6. FLOOR SCALE
7. WIRE STRIPPER
8. SHEER CUTTER
9. CUSTOMER PARKING AND UNLOADING AREA
10. CASHIER
11. SORTING BAYS FOR PAPER, PLASTIC AND CARPET
12. E-WASTE IN GAYLORD BOXES OR WRAPPED ON PALLETS
13. FERROUS METAL (INCLUDING WHITE GOODS) TIPPING/SORTING AREA
14. NON-FERROUS METAL TIPPING/SORTING AREA
15. LOOSE CARDBOARD TIPPING AREA
16. LEAD ACID BATTERIES SHRINK WRAPPED ON PALLETS
17. BALED CARDBOARD, PAPER AND PLASTIC STAGING AREA
18. PLASTIC / ALUMINUM TEMPORARY STORAGE IN GAYLORD BOXES BEFORE SENT TO BE BALED
19. NON-FERROUS STAGING
20. EXHAUST FAN
21. ROLL UP DOOR
22. CONCRETE BARRIER
23. LOADING AREA WITH 4-FOOT DOCK & ROLL UP DOOR
24. INFORMATIONAL SIGN
25. DIRECTIONAL SIGN
26. ACCEPTED/REJECTED SIGN

SCALE: 1" = 25'-0"
SCALED FOR A ARCH D SIZE 24" X 36" LANDSCAPE

RECEIVED
SEP 26 2013
City of Las Vegas
Dept. of Planning

SUP-51437

SA Recycling®
HQ. Orange California
2411 N. GLASSEL, ORANGE, CALIFORNIA 92865

PRELIMINARY
ANTHONY REYES
September 26, 2013
2013

SA/RECYCLING LLC,
BRANCH NAME
SIRIUS AVE (YARD 21) NV,
LAS VEGAS SIRIUS CUP FLOOR PLAN
3050 WEST SIRIUS AVENUE, LAS VEGAS, NV, 89102

DESCRIPTION

REVISIONS

DELTA	DESCRIPTION MODIFICATION	DATE

Engineering Convention Chart
Engineering Convention Chart_2
Steel_Weights

TOLERANCES UNLESS OTHERWISE SPECIFIED DIMENSIONS & TOLERANCES ARE IN INCHES

THIS DRAWING IS THE PROPERTY OF SA RECYCLING LLC AND IS LOANED IN CONFIDENCE, DOES NOT CONVEY, OR IMPLY, EXCEPT IN CONFIDENCE, AND FOR OUR WORK. ALL RIGHTS RESERVED. FOR DESIGN AND DETAIL

DRAWN BY: AD

DATE: September 26, 2013

DATE DRAWN: Monday, September 16, 2013

Fax: 866.772.8420

CONTACT:

Name	Email
Mike Adams	mike@sarecycling.com
Office	714.202.2041
Anthony Reyes	anthony@sarecycling.com
Office	310.271.4463

SHEET: 1 OF 1

SCALE: 1" = 25'-0"

ELECTRONIC FILE NAME: Las Vegas_CUP_SIRIUS_Ave_2013_R1

Z:\Drawings\Las Vegas_SIRIUS_Ave_(Yard_21)\Las_Vegas_SIRIUS_CUP Site Plan

SA RECYCLING LLC / SIRIUS AVE: LAS VEGAS (YARD 21)

ENGINEERING DEPARTMENT MUST PREPARE A SWPPP MAP IN ORDER TO OBTAIN COVERAGE FOR THEIR STORMWATER DISCHARGES. IT DESCRIBES THE SWPPP DEVELOPMENT PROCESS AND PROVIDES HELPFUL GUIDANCE AND TIPS FOR DEVELOPING AND IMPLEMENTING AN EFFECTIVE SWPPP.

ENGINEERING Department

SA Recycling
HQ, Orange California
2411 N. GLASSEL ORANGE, CALIFORNIA 92865

LAS VEGAS SIRIUS CUP SITE PLAN 2013

LAND AREA:
40,9182.3 ± SQUARE FEET
9.52 ±ACRES

UTILITY LEGEND:
- FIRE HYDRANT
- CHAIN LINK FENCE

LEGEND
- LEASED AREA
- PROPERTY/ R/W LINE
- STREET CENTERLINE
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
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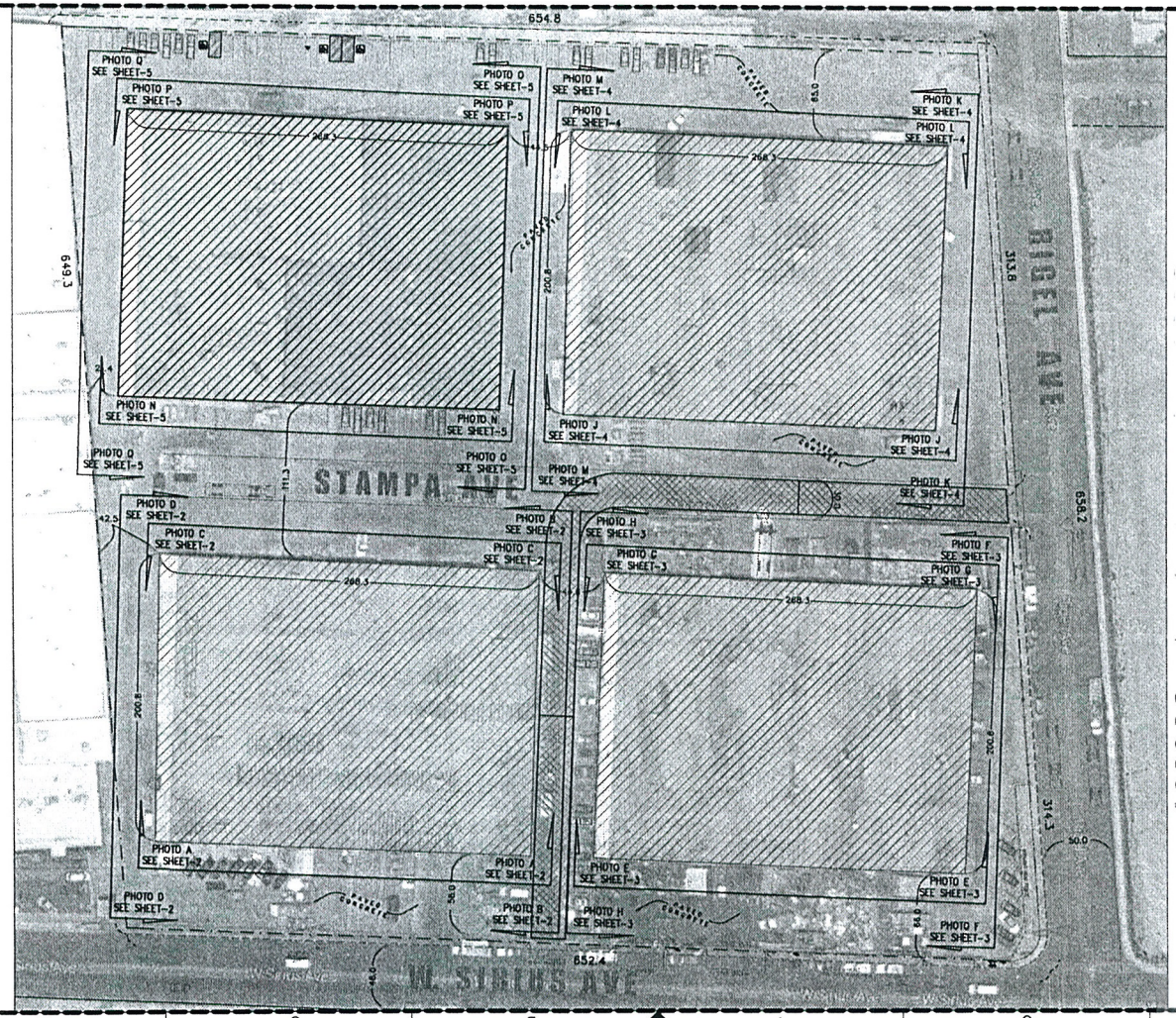
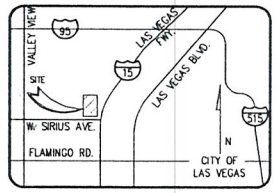
- BLOCK WALL





VICINITY MAP
N.T.S

SCALE: 1" = 40'-0"
ARCH D SIZE 24" X 36" LANDSCAPE

RECEIVED
SEP 26 2013
City of Las Vegas
Dept. of Planning

PRELIMINARY
September 26, 2013
2013

SA/RECYCLING LLC,
BRANCH NAME
SIRIUS AVE (YARD 21) NV,
CONDITIONAL USE PERMIT (CUP)
3050 WEST SIRIUS AVENUE, LAS VEGAS, NV, 89102

DESCRIPTION

REVISIONS

September 26, 2013

Fax: 866.772.8420

1 OF 5

1" = 40'-0"

SUP-51437

SA Recycling®

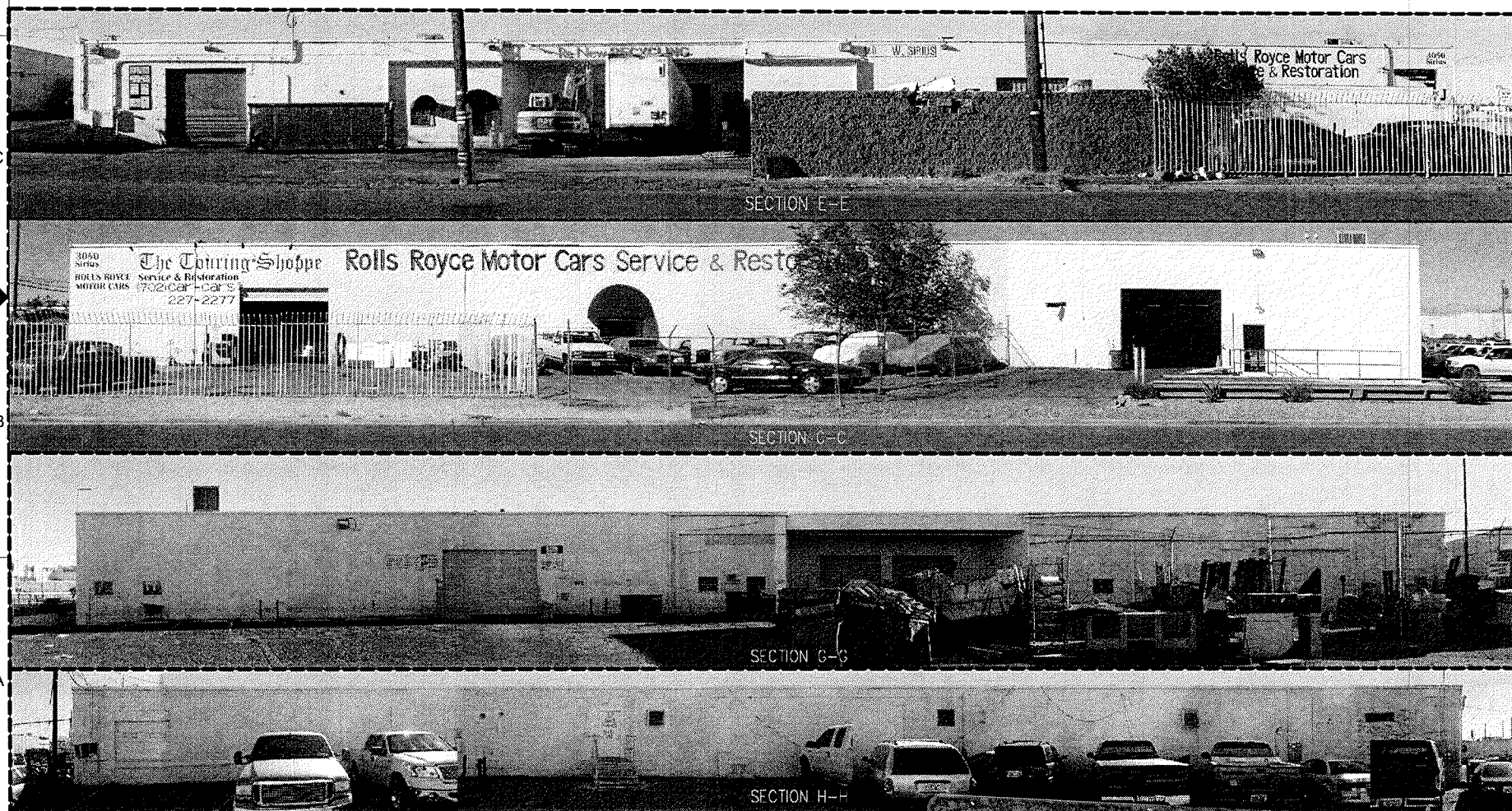
SA RECYCLING LLC / SIRIUS AVE: LAS VEGAS (YARD 21)

ENGINEERING DEPARTMENT MUST PREPARE A SWPPP MAP IN ORDER TO OBTAIN COVERAGE FOR THEIR STORMWATER DISCHARGES.
IT DESCRIBES THE SWPPP DEVELOPMENT PROCESS AND PROVIDES HELPFUL GUIDANCE AND TIPS FOR DEVELOPING AND IMPLEMENTING AN EFFECTIVE SWPPP.

ENGINEERING Department

LAND AREA:
40,9182.3 ± SQUARE FEET
9.52 ±ACRES

LAS VEGAS SIRIUS CUP SITE PLAN 2013



SECTION E-E

SECTION C-C

SECTION G-G

SECTION H-H

SA Recycling®
HQ. Orange California
2411 N. GLASSEL ORANGE, CALIFORNIA 92865

SA Recycling PRELIMINARY ANTHONY REYES September 26, 2013 2013

DESCRIPTION

SA/RECYCLING LLC,
BRANCH NAME
SIRIUS AVE (YARD 21) NV,
CONDITIONAL USE PERMIT (CUP)
3050 WEST SIRIUS AVENUE, LAS VEGAS, NV, 89102

REVISIONS

	DESCRIPTION/MODIFICATION	DATE

Engineering Conversion Chart
Engineering Conversion Chart_2
Steel, Wingate

TOLERANCES UNLESS OTHERWISE SPECIFIED
DIMENSIONS & TOLERANCES ARE IN INCHES

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September 26, 2013

Fax: 866.772.8420

3 OF 5

1" = 40'-0"

Las Vegas_CEA1_Sirius_Ave_2013_R1

Z:\Drawings\Las Vegas_Sirius_Ave_(Yard_21)\Las_Vegas_Sirius_CUP Site Plan

SUP-51437

SEP 26 2013
City of Las Vegas
Dept. of Planning

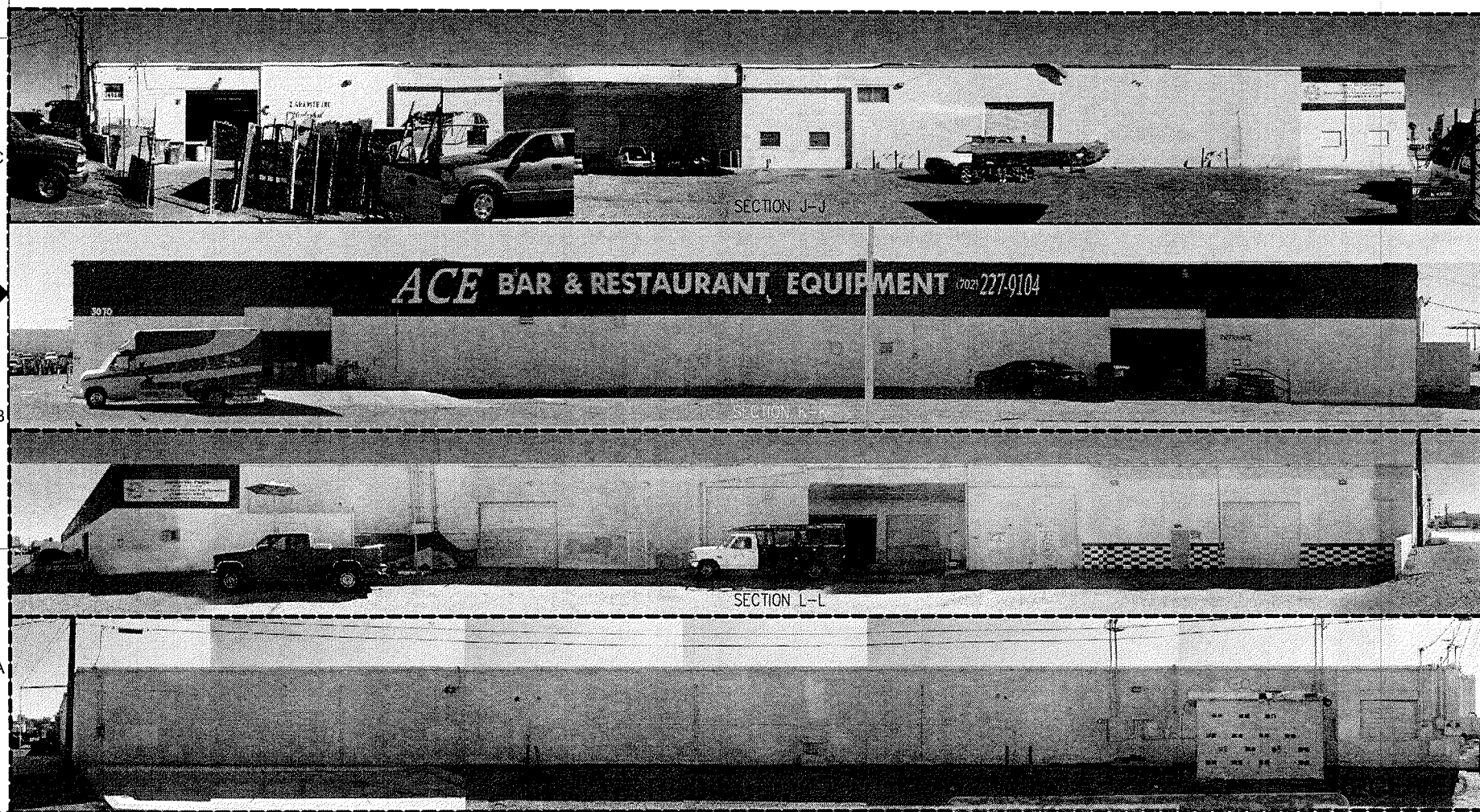
SA RECYCLING LLC / SIRIUS AVE: LAS VEGAS (YARD 21)

ENGINEERING DEPARTMENT MUST PREPARE A SWPPP MAP IN ORDER TO OBTAIN COVERAGE FOR THEIR STORMWATER DISCHARGES.
IT DESCRIBES THE SWPPP DEVELOPMENT PROCESS AND PROVIDES HELPFUL GUIDANCE AND TIPS FOR DEVELOPING AND IMPLEMENTING AN EFFECTIVE SWPPP.

ENGINEERING Department

LAND AREA:
40,9182.3 ± SQUARE FEET
9.52 ±ACRES

LAS VEGAS SIRIUS CUP SITE PLAN 2013



SA Recycling®
HQ. Orange California
2411 N. GLASSEL ORANGE, CALIFORNIA 92865

SA Recycling PRELIMINARY ANTHONY BETTES September 26, 2013 2013

DESCRIPTION
SA/RECYCLING LLC,
BRANCH NAME
SIRIUS AVE (YARD 21) NV,
CONDITIONAL USE PERMIT (CUP)
3050 WEST SIRIUS AVENUE, LAS VEGAS, NV, 89102

REVISIONS

DATE	DESCRIPTIVE MODIFICATION	DATE

Engineering Conversion Chart
Engineering Conversion Chart_2
Steel, Wingtex

TOLERANCES UNLESS OTHERWISE SPECIFIED
DIMENSIONS & TOLERANCES ARE IN INCHES

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ATR

September 26, 2013

Fax: 866.772.8420

4 OF 5

1" = 40'-0"

Z:\Drawings\Las Vegas_Sirius_Ave_(Yard_21)\Las_Vegas_Sirius_CUP_Site Plan

SUP-51437

SEP 26 2013
City of Las Vegas
Dept. of Planning

SA RECYCLING LLC / SIRIUS AVE: LAS VEGAS (YARD 21)

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ENGINEERING Department

ENGINEERING DEPARTMENT DISCLAIMER NOTE:

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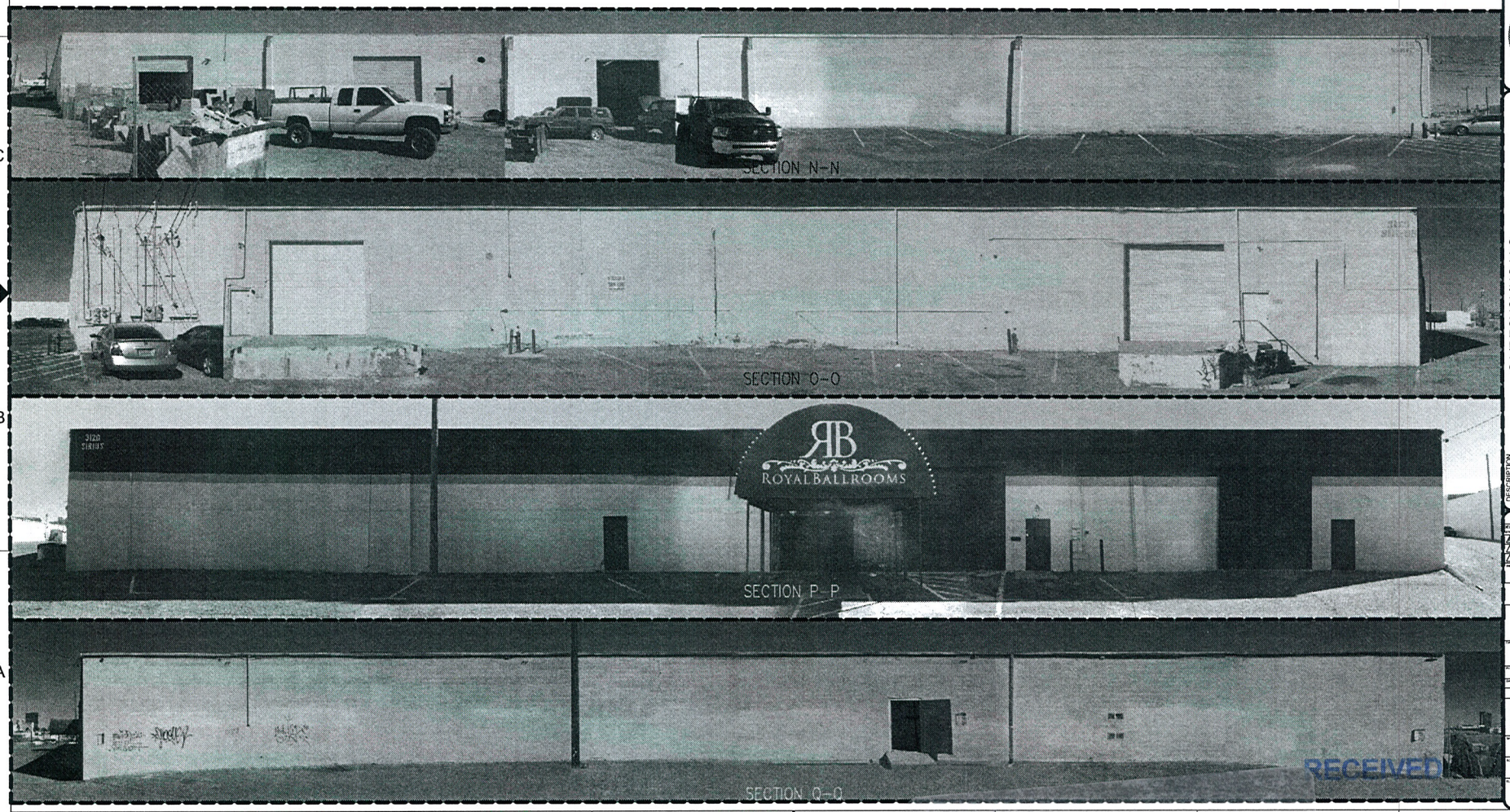
9.52 ±ACRES

LAS VEGAS SIRIUS CUP SITE PLAN 2013



SA Recycling®
HQ. Orange California
2411 N. GLASSEL ORANGE, CALIFORNIA 92865

SA Recycling PRELIMINARY ANTHONY REYES September 26, 2013 2013

DESCRIPTION
SA/RECYCLING LLC,
BRANCH NAME
SIRIUS AVE (YARD 21) NV,
CONDITIONAL USE PERMIT (CUP)
3050 WEST SIRIUS AVENUE, LAS VEGAS, NV, 89102

REVISIONS

DELTA MARK	DESCRIPTIVE MODIFICATION	DATE

FILE: Engineering Conversion Chart
Engineering Conversion Chart_2
Steel_Weights

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CHECKED: AT

DATE: September 26, 2013

DATE CREATED: Monday, September 16, 2013

Fax: 866.772.8420

CONTACT:
Mike Adams: mike@sarecycling.com
Office: 714.832.2081
Anthony Reyes: anreyes@sarecycling.com
Office: 310.221.4963

SHEET: 5 OF 5

SCALE: 1" = 40'-0"

ELECTRONIC FILE NAME: Las Vegas_CUP_Sirius_Ave_2013_R1

Z:\Drawings\Las Vegas_Sirius_Ave_(Yard_21)\Las_Vegas_Sirius_CUP Site Plan

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MINX 8 7 6 5 4 3 2 1 MAXX

SA RECYCLING LLC / SIRIUS AVE: LAS VEGAS (YARD 21)

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ENGINEERING Department

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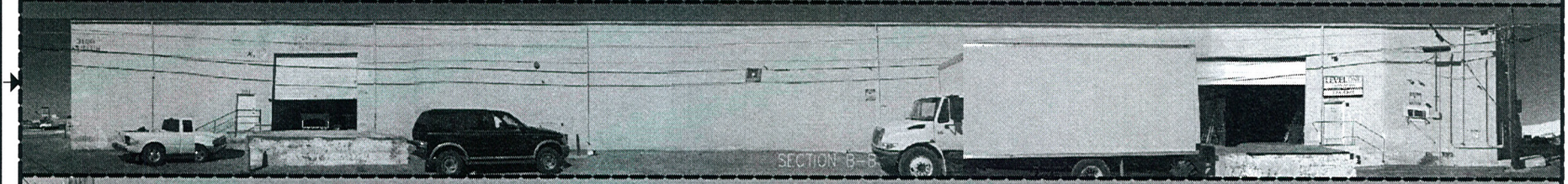
9.52 ±ACRES

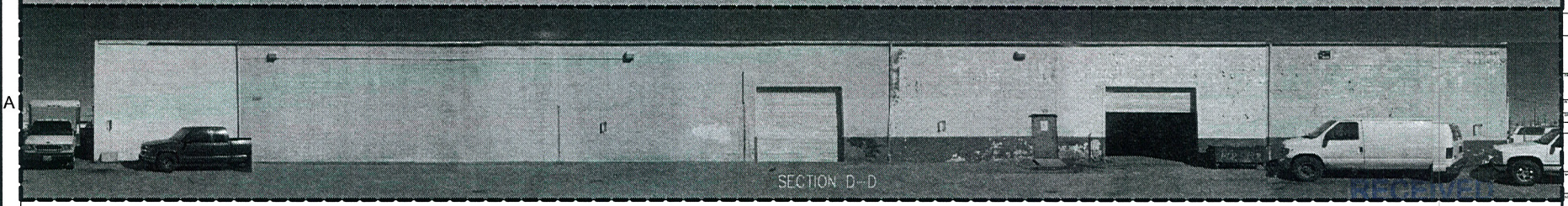
LAS VEGAS SIRIUS CUP SITE PLAN 2013



SECTION A–A


SECTION B–B


SECTION C–C


SECTION D–D

SA Recycling®
HQ. Orange California
2411 N. GLASSEL, ORANGE, CALIFORNIA 92865

PRELIMINARY
ANTHONY REYES
September 26, 2013
2013

SA/RECYCLING LLC,
BRANCH NAME
SIRIUS AVE (YARD 21) NV,
CONDITIONAL USE PERMIT (CUP)
3050 WEST SIRIUS AVENUE, LAS VEGAS, NV, 89102

DESCRIPTION

REVISIONS

MARK	DESCRIPTION/MODIFICATION	DATE
A		
B		
C		

Engineering Conversion Chart
Engineering Conversion Chart_2
Steel_Weights

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September 26, 2013

Fax: 866.772.8420

Mike Adams — email: mike@swrecycling.com
Office: 714.633.2500
Antonio Reyes — email: antonio@swrecycling.com
Office: 760.227.4963

2 OF 5

1" = 40'-0"

Las Vegas_CUP_Sirius_Ave_2013_R1

Z:\Drawings\Las Vegas_Sirius_Ave_(Yard_21)\Las_Vegas_Sirius_Ave_CUP_Site_Plan

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SUP-51437

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	*Handi-capped*	*Regular*	*Handi-capped*	
Warehouse	140,000 SF	1:1000 SF	140				
Auto Repair	10,000 SF	5 plus 1:200 SF	60				
Teen Dance Center	5,000 SF (210 Persons)	1:3 persons	70				
Salvage or Reclamation of Products	45,000 SF	1:1000 SF	45				
TOTAL SPACES REQUIRED			315		315		Y
Regular and Handicap Spaces Required			307	8	306	9	Y
Loading Spaces			5		8		Y

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SA Recycling

5850 North Nellis Blvd.
Las Vegas, NV 89115

P.O. Box 363069
North Las Vegas, NV 89036
Office (702) 643-7711
Fax (702) 644-7252
www.sarecycling.com
GOT SCRAP?®

September 16, 2013

City of Las Vegas
Department of Planning
333 Rancho Drive
Las Vegas, NV 89101

Re: SA Recycling – 3050 Sirius Ave. Las Vegas, NV 89102
Special Use Permit Application – Justification Letter

To Whom It May Concern:

SA Recycling is currently applying for a Special Use Permit for our facility located at 3050 Sirius Ave. SA Recycling purchased the recycling center on May 31, 2013.

In years past, the facility was owned and operated by Re-New Recycling. SA Recycling is aware of the code and regulatory issues that the previous owners were experiencing. Our goal is to comply with all of the City of Las Vegas' code and zoning ordinances, including those of the Southern Nevada Health District as demonstrated in the past. Currently, the facility has no outstanding zoning or ordinance issues with the City of Las Vegas.

SA Recycling operates six facilities within Clark County, including our facility located at 1701 Western Ave. which is also located in the City of Las Vegas. This is Councilman Bob Coffin's district. With the help of other business' located in Bob's district we were able to create the Western/Highland Business Association Neighborhood Watch. SA Recycling takes pride in being "Good Stewards of the Community", and pride in keeping all of its facilities in compliance with all the federal, state, and local regulations. We take pride in being the industry leader.

Current zoning for a Salvage or Reclamation of Products (Outdoors) facility allows us to operate outdoors behind eight foot screening walls and gates. We would like to permission to build those eight foot cider block screening walls with wrought iron gates that would include steel screening. This is a project that is proposed to cost in upwards of $95,000.00. The walls and gates would be installed on the north and south side of the recycling center. Currently, we have a permit to build the walls, but first wish to ask for permission.

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Printed on recycled material

On October 1st we are moving into another area within the building currently being leased by Master A/C. This will add an additional 5000 square feet to our interior operation. By moving our cardboard operation into this area, many issues such as traffic and safety will be resolved. We believe that the new exterior walls and gates will benefit not only us, but our surrounding neighbors. With the extra exterior square footage that will be created by the walls and the gates, in addition to the extra 5000 square footage of interior space we will be able to conduct all commerce inside and outside of the facility, behind the walls, and screened from the public.

SA Recycling is also requesting a Wavier of the Conditional Use regulations with regards to the "Installation of mature evergreen trees along the perimeter of the property lines". As stated in Chapter 19.12 under Salvage or Reclamation of Products (Outdoor), Conditional Use Regulations, Number 4, "In addition to the requirements in LVMC 19.08.040((F), mature evergreen trees shall be installed along the perimeter property lines to screen any vehicle parts storage from surrounding properties. This facility will not store or stage automobiles and/or automobile parts, hence removing the need for mature evergreen trees.

In conclusion, SA Recycling is looking for approval to operate within the 8 foot screen walls with gates, once built, and a Wavier of the Conditional Use requirement of the evergreen trees.

Respectfully,

Phillip J. Johnson
Las Vegas Regional EHS Manager

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City of Las Vegas
Dept. of Planning

SUP-51437

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

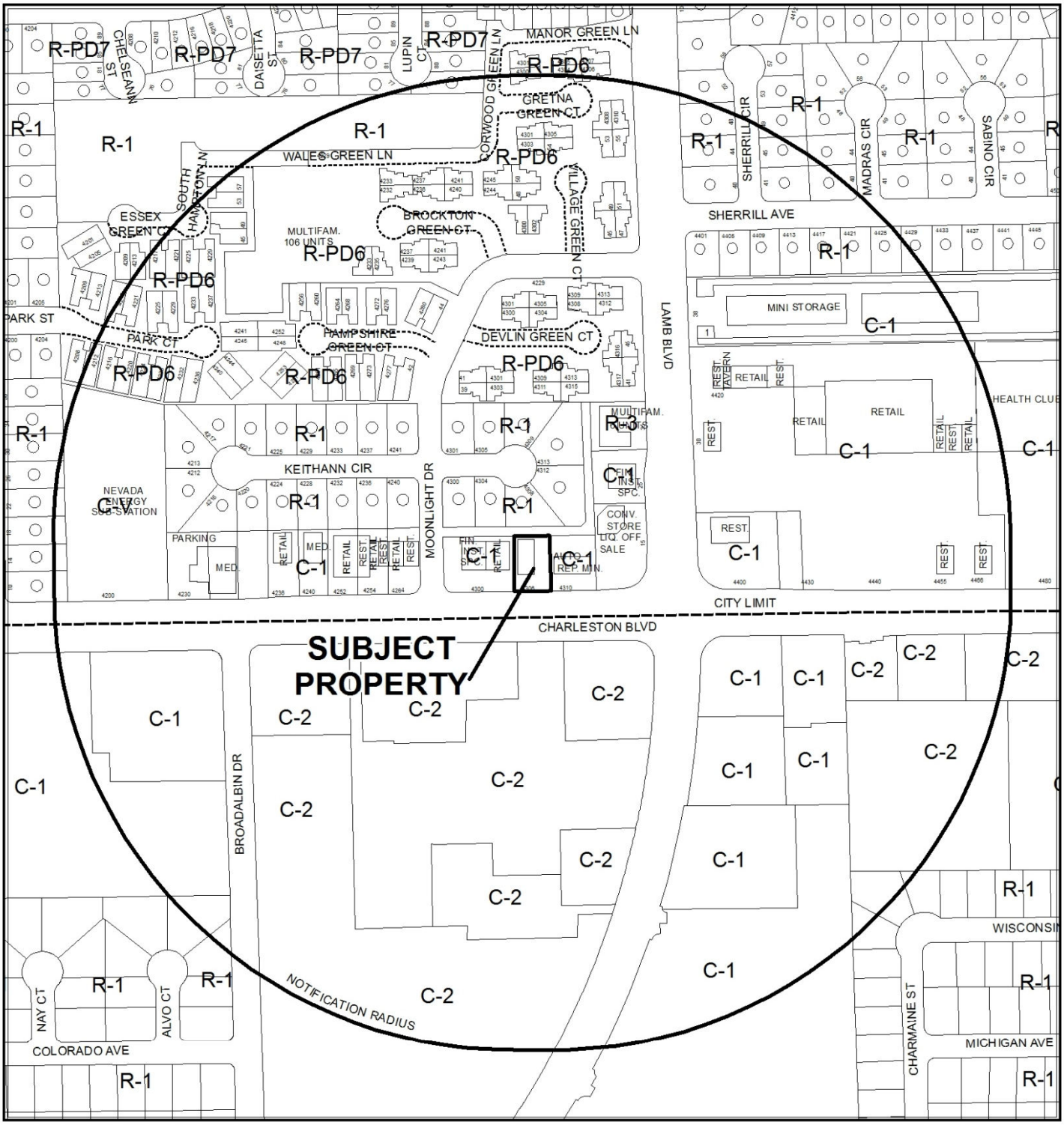
SUBJECT:
SUP-51438 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: B & S AUTO REPAIR - OWNER: GARY LITTLEWOOD - For possible action on a request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE WITH A WAIVER TO ALLOW NO STACKING LANE WHERE STACKING FOR SIX VEHICLES IS REQUIRED at 4306 East Charleston Boulevard (APN 140-31-803-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



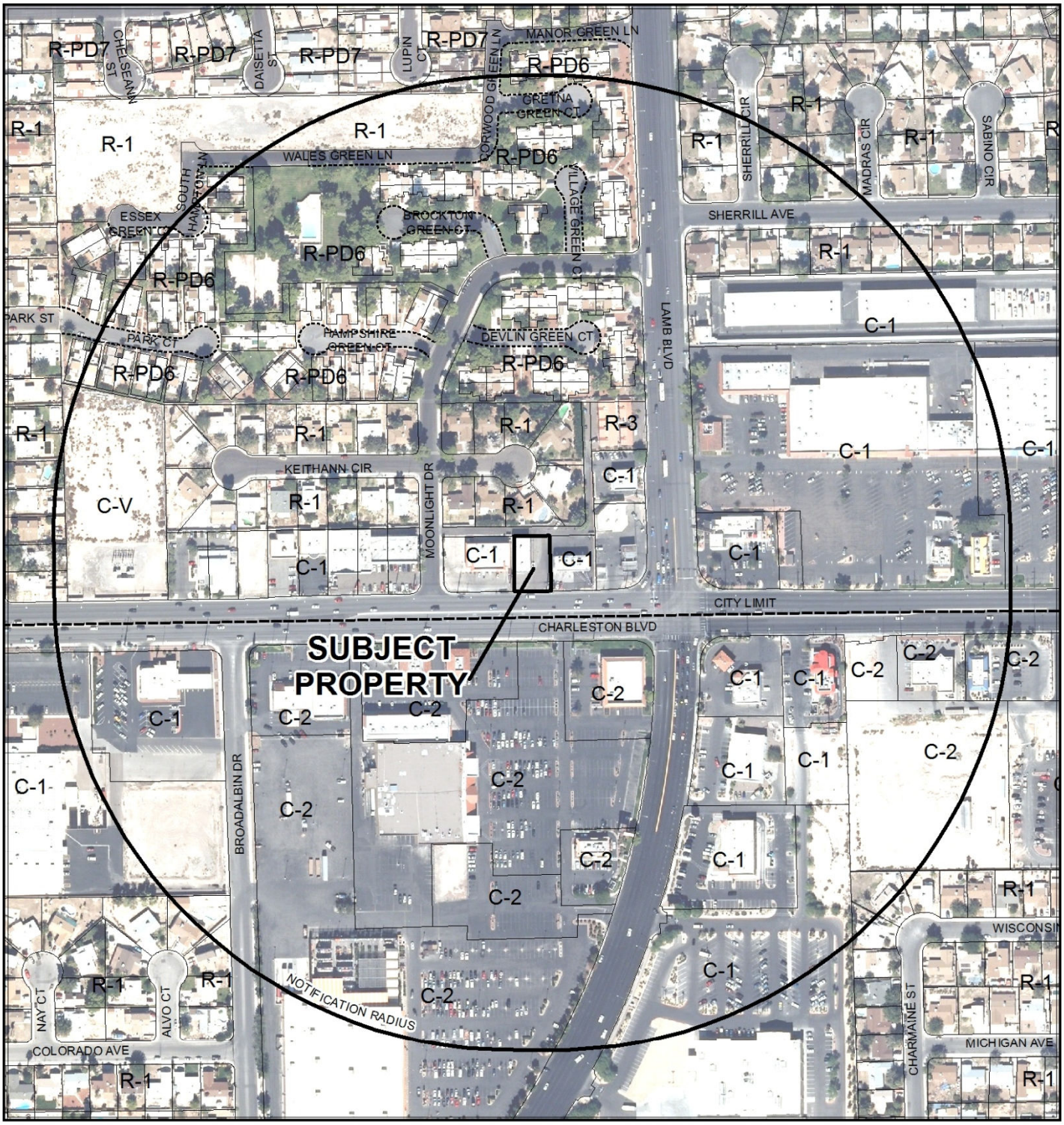
0 200 400 Feet

CASE: **SUP-51438**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 200 400 Feet

CASE: **SUP-51438**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

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SEP 26 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-51438** APN: 140-31-803-002

Name of Property Owner: Littlewood Gary W

Name of Applicant: Grisel Benitez

Name of Representative: Grisel Benitez

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Gary W Littlewood

Print Name: GARY W LITTLEWOOD

Subscribed and sworn before me

This 24th day of September, 2013

Connie Lee

Notary Public in and for said County and State

com exp 5-21-2014

Ada County, State of ID

CONNIE LEE
NOTARY PUBLIC
STATE OF IDAHO

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SEP 26 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: B+S Auto Repair

Project Address (Location) 4306 E. Charleston Blvd. LV, NV. 89104

Project Name CAR WASH - Auto detailing **Proposed Use** Car WASH

Assessor's Parcel #(s) 140-31-803-002 **Ward #** _____

General Plan: existing SC proposed NO Change **Zoning:** existing C-1 proposed NO change

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Littlewood Gary W **Contact** _____

Address 3499 No. CROOKED CK WAY **Phone:** 208 884 3493 **Fax:** _____

City MERIDIAN IDAHO **State** IDAHO **Zip** 83646

E-mail Address GW LITTLEWOOD 2000 @ YAHOO . COM

APPLICANT B&S Auto Repair **Contact** Grisel Benitez

Address 4306 E Charleston Blvd **Phone:** (702) 443-4740 **Fax:** (702) 399-3844

City Las Vegas **State** Nevada **Zip** 89104

E-mail Address bandsautodetailing@yahoo.com

REPRESENTATIVE Grisel Benitez **Contact** _____

Address 321 Kane Ave **Phone:** 702-443-4740 **Fax:** _____

City Las Vegas **State** NV. **Zip** 89110

E-mail Address bandsautodetailing@yahoo.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name GARY W LITTLEWOOD

Subscribed and sworn before me

This 24th day of September, 2013.

Connie Lee com exp 5.21.14

Ada County, State of ID.

Notary Public in and for said County and State

CONNIE LEE
NOTARY PUBLIC
STATE OF IDAHO

FOR DEPARTMENT USE ONLY

Case #	SUP-51438
Meeting Date:	11/12/13
Total Fee:	1030.00
Date Received:*	9/26/13
Received By:	K. Eddo

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

DRAWING GUIDELINES

1. ALL DIMENSIONS SHOWN ON THIS DRAWING SHOULD BE CHECKED/VERIFIED PRIOR TO THE ORDERING OF ANY MATERIALS AND PRIOR TO THE FABRICATION AND INSTALLATION OF ANY MATERIALS.

2. THESE DRAWINGS WERE PREPARED WITHOUT THE BENEFIT OF A FULL SET OF ARCHITECTURAL DRAWINGS. SOME PERIMETER CONDITIONS MAY BE SHOWN AS UNKNOWN. THESE CONDITIONS SHOULD BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION FOR THEIR EFFECT ON THE WORK BEING PERFORMED.

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CONTRACTOR'S NOTE

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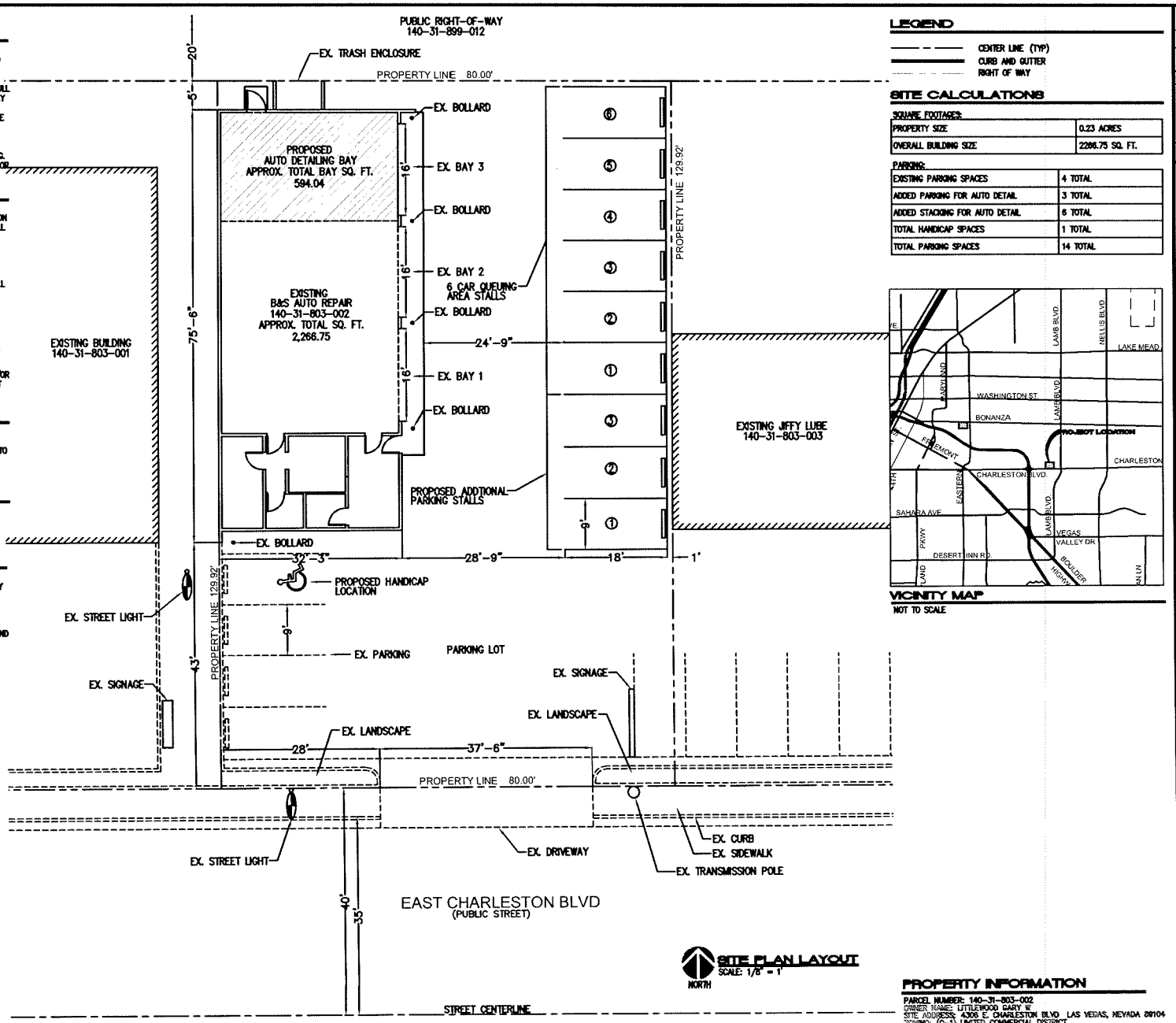

SITE PLAN LAYOUT
SCALE: 1/8" = 1'
NORTH

LEGEND

CENTER LINE (TYP)
CURB AND GUTTER
RIGHT OF WAY

SITE CALCULATIONS

SQUARE FOOTAGES:

PROPERTY SIZE	0.23 ACRES
OVERALL BUILDING SIZE	2266.75 SQ. FT.

PARKING:

EXISTING PARKING SPACES	4 TOTAL
ADDED PARKING FOR AUTO DETAIL	3 TOTAL
ADDED STACKING FOR AUTO DETAIL	6 TOTAL
TOTAL HANDICAP SPACES	1 TOTAL
TOTAL PARKING SPACES	14 TOTAL

VICINITY MAP
NOT TO SCALE

PROPERTY INFORMATION

PARCEL NUMBER: 140-31-803-002
OWNER NAME: LITTLEWOOD GARY W
SITE ADDRESS: 4306 E. CHARLESTON BLVD LAS VEGAS, NEVADA 89104
ZONING: (C-1) LIMITED COMMERCIAL DISTRICT
ESTIMATED INTERIOR SQUARE FOOTAGE: 2266.75 SQ.FT.

RECEIVED
SEP 26 2013

NO.	REVISION	BY	DATE	APP.	DATE
6					
5					
4					
3					
2					
1					

B AND S AUTO REPAIR
LAS VEGAS, NEVADA
SHEET: SITE PLAN

IDEAL SOLUTIONS
CAD DRAFTING SERVICES
7000 S. EASTERN AVE SUITE #200
HENDERSON, NEVADA 89052
TELEPHONE: 702.595.7705
E-MAIL: ROB@IDEALSOLUTIONSCADDRAFTING.COM
WEB SITE: WWW.IDEALSOLUTIONSCADDRAFTING.COM

CLIENT INFO:
B AND S AUTO REPAIR
4306 E. CHARLESTON BLVD.
LAS VEGAS NV, 89104

DESIGNED BY:
DRAWN BY: RDP
CHECKED BY: RDP
SCALE: 1/8" = 1'
PROJECT DATE: SEPTEMBER, 2013
SHEET NO: A.1
PROJECT #: 024-2013

SUP-51438

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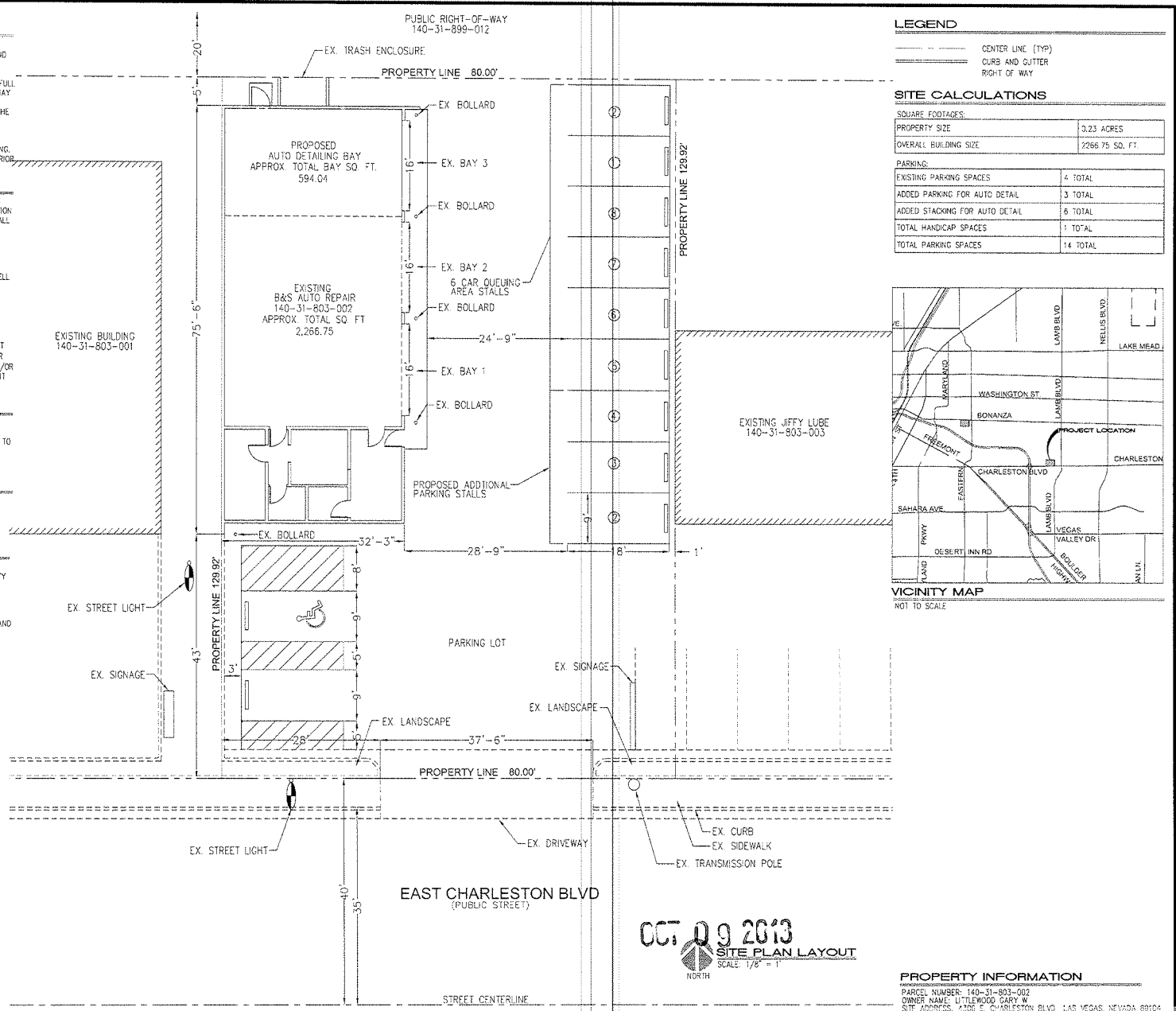

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PARKING:

EXISTING PARKING SPACES	4 TOTAL
ADDED PARKING FOR AUTO DETAIL	3 TOTAL
ADDED STACKING FOR AUTO DETAIL	6 TOTAL
TOTAL HANDICAP SPACES	1 TOTAL
TOTAL PARKING SPACES	14 TOTAL

VICINITY MAP
NOT TO SCALE

OCT 09 2013

SITE PLAN LAYOUT
SCALE: 1/8" = 1'
NORTH

PROPERTY INFORMATION

PARCEL NUMBER: 140-31-803-002
OWNER NAME: UTTLEWOOD GARY W
SITE ADDRESS: 4306 E. CHARLESTON BLVD., LAS VEGAS, NEVADA 89104
ZONING: (C-1) LIMITED COMMERCIAL DISTRICT
ESTIMATED INTERIOR SQUARE FOOTAGE: 2266.75 SQ FT.

NO.	REVISION	BY	DATE	APP.	DATE
6					
5					
4					
3					
2					
1					

B AND S AUTO REPAIR
4306 E. CHARLESTON BLVD.
LAS VEGAS NV, 89104

SHEET: SITE PLAN

IDEAL SOLUTIONS
CAD DRAFTING SERVICES
10120 S. EASTERN AVE SUITE #200
HENDERSON, NEVADA 89052
TELEPHONE: 702.567.7495
EMAIL: ROBERT@SOLUTIONSDRAFTING.COM
WEB SITE: WWW.SOLUTIONSCRAFTING.COM

CLIENT INFO:
B AND S AUTO REPAIR
4306 E. CHARLESTON BLVD.
LAS VEGAS NV, 89104

DESIGNED BY:
DRAWN BY:
RDP
CHECKED BY:
RDP
SCALE:
1/8" = 1'
PROJECT DATE:
SEPTEMBER, 2013
SHEET INFO:
A.1
PROJECT #
024-2013

SUP-51438
REVISED

September 26, 2013

City of Las Vegas
333 N Rancho Drive
Las Vegas, Nevada 89106

RE: JUSTIFICATION LETTER FOR B&S AUTO REPAIR

To whom it may concern,

I am submitting this Justification letter for the purpose of obtaining a **Special Use Permit and Requesting Waiver of the Stacking Lane requirement** for the establishment, B&S Auto Repair. Located at 4306 East Charleston Blvd., Las Vegas, Nevada APN: 140-31-803-002. The purpose is to convert one of the three existing shop bays (approx. 594.04 sq.ft.) to an Auto Detailing bay for the establishment. Additional parking and queuing areas will be added to the site to accommodate this conversion addition. The proposed development shall not adversely affect the public health, safety, and general welfare of the surrounding community surrounding the application site, and we shall be consistent with the look and character of other comparable developments within the immediate area. Also we agree to abide by all of the requirements and guidelines mandated by the City of Las Vegas and guarantee that the prospective and future use complies with all pertinent City of Las Vegas Rules and Regulations.

If you have any questions or comments regarding this, please feel free to contact me at 702-443-4740. Thank you and I look forward to your favorable consideration of my proposal.

Respectfully,

Print Name: Grisel Benitez

Signature: Grisel Benitez

OCT 09 2013

SUP-51438
REVISED

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

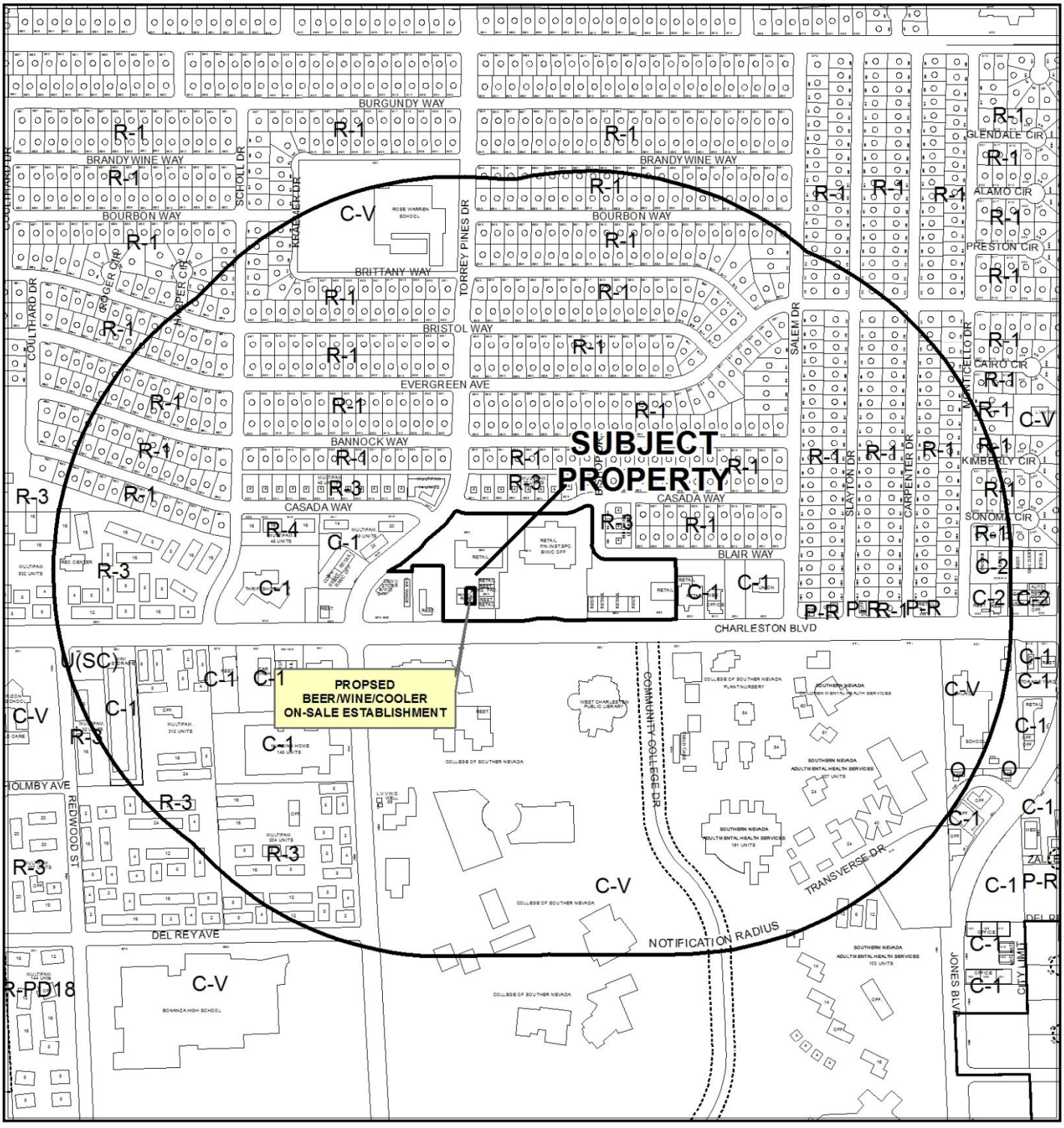
SUBJECT:
SUP-51439 - PUBLIC HEARING - APPLICANT: WOOSEOK CHANG - OWNER: NATIONAL SOLUTIONS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,365 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED RESTAURANT at 6350 West Charleston Boulevard, Suite #120 (APN 138-35-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

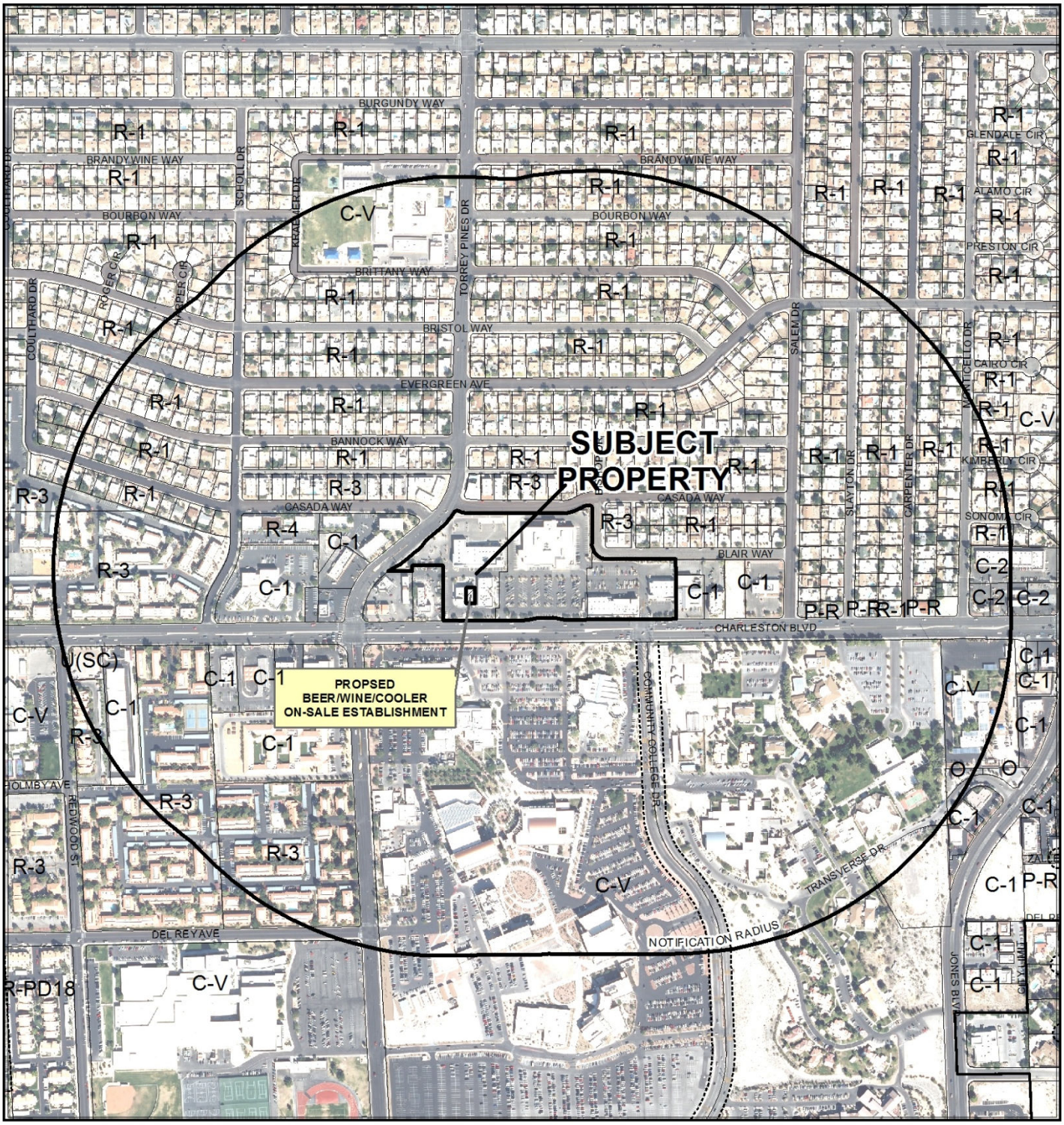
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-51439**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



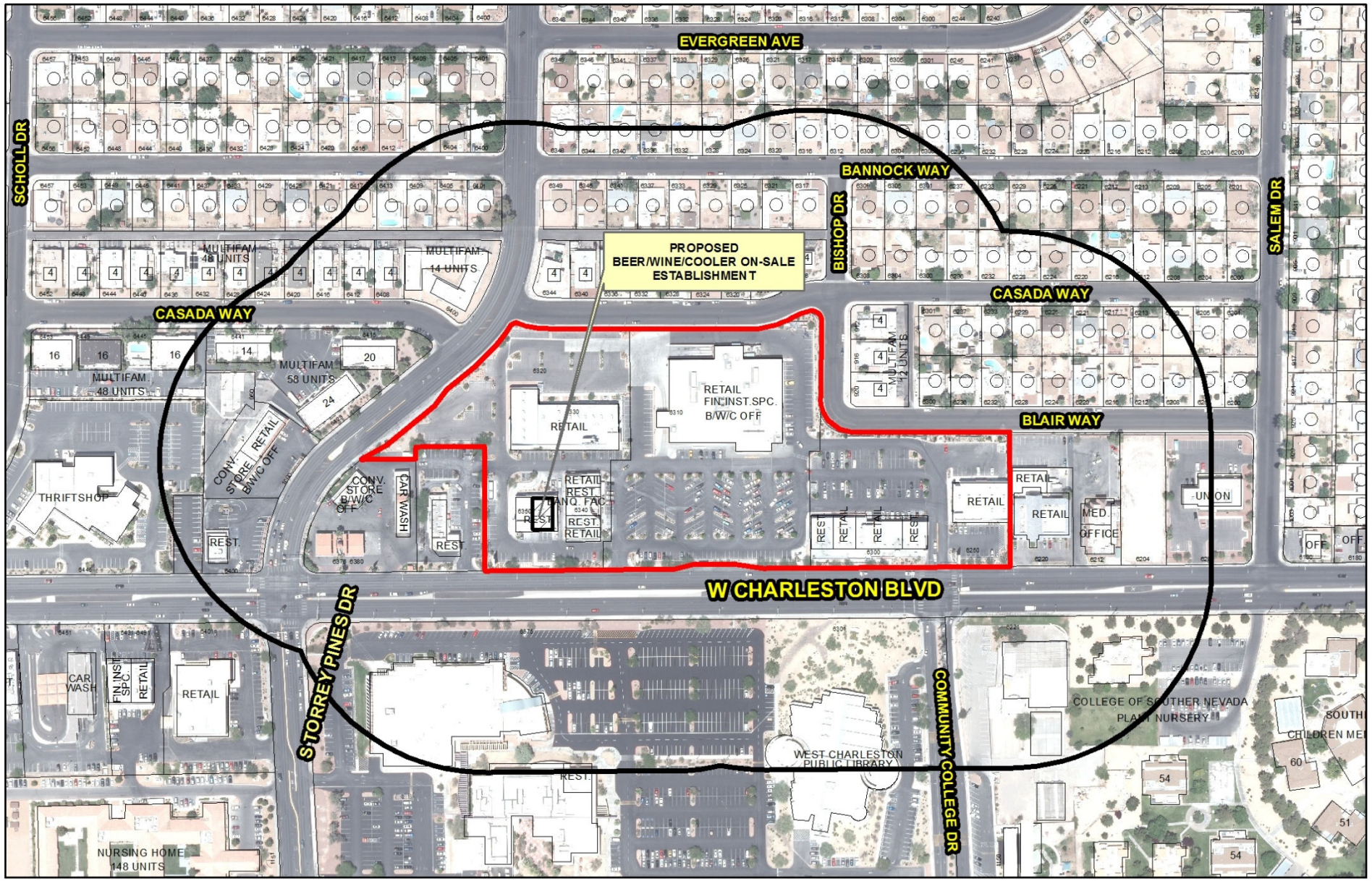
0 500 1,000 Feet

CASE: **SUP-51439**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



SUP-51439

Beer/Wine/Cooler On-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Tavern
- Supper Club/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Brew Pub

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, October 02, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-51439** APN: 138-35-816-001

Name of Property Owner: National Solutions, LLC

Name of Applicant: Wooseok Chang

Name of Representative: Wooseok Chang

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes XXNo

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

National Solutions, LLC

Signature of Property Owner: _____

BY:

Print Name: ROBERT HANASAB, MANAGER

Subscribed and sworn before me

This 15TH day of AUGUST, 2013

Alan Kabaker ALAN KABAKER

Notary Public in and for said County and State

ALAN KABAKER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 1954552
MY COMM. EXPIRES OCT. 28, 2015

RECEIVED
SEP 26 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Beer/Wine/Cooler On-Sale License

Project Address (Location) 6350 W. Charleston Blvd. Suite 120 Las Vegas, NV 89146

Project Name _____ **Proposed Use** Restaurant

Assessor's Parcel #(s) 138-35-816-001 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage 1,365 **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER National Solution, LLC **Contact** Bobby Khorshidi

Address 606 S. Olive St., Ste. 1026 **Phone:** 2136834800 **Fax:** 2136838200

City Los Angeles **State** CA **Zip** 90014

E-mail Address bobby@partcap.com

APPLICANT Wooseok Chang **Contact** Wooseok Chang

Address 7800 S. Rainbow Blvd. Apt. 1079 **Phone:** 3107753356 **Fax:** _____

City Las Vegas **State** NV **Zip** 89139

E-mail Address chunyein@gmail.com

REPRESENTATIVE Same as the applicant **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name National Solutions, LLC. by Bobby Khorshidi, Mgr

Subscribed and sworn before me

This 30TH day of SEPTEMBER, 20 13.

_____

Notary Public in and for said County and State

ALAN KABAKER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 1954552
MY COMM. EXPIRES OCT. 28, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-51439
Meeting Date:	11/12/13
Total Fee:	$1,280
Date Received:*	10/1/13
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

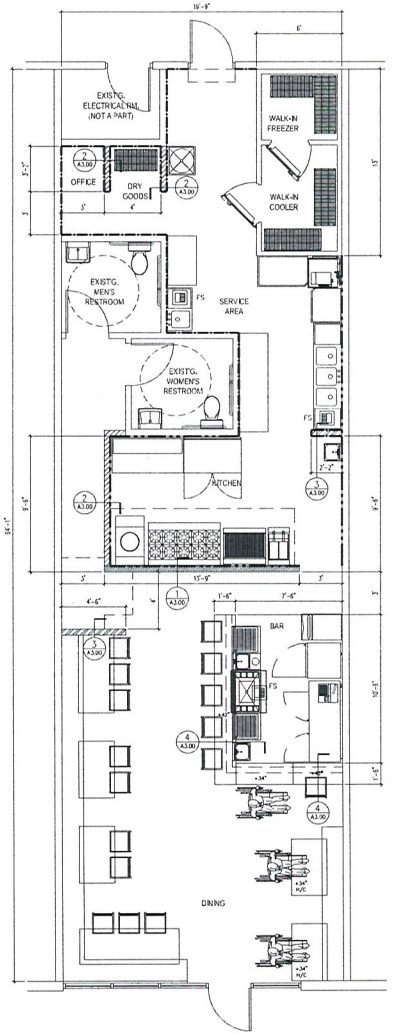
State of California
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 30TH day of SEPTEMBER, 2013, by BOBBY KHORSHIDI, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

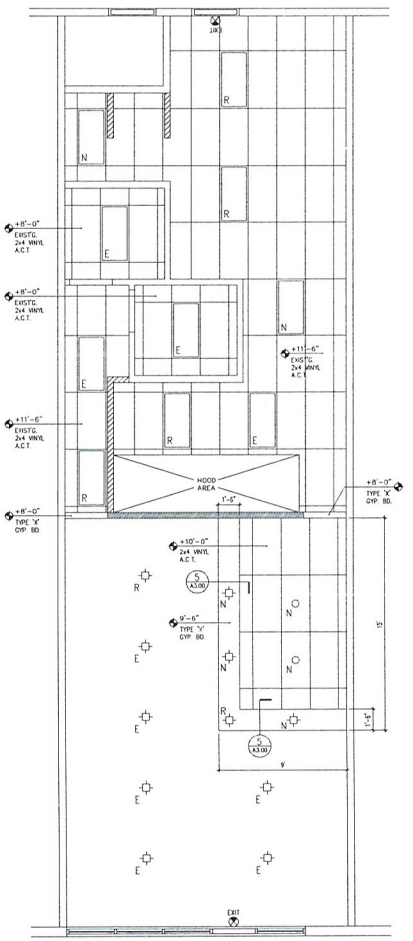
ALAN KABAKER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 1954552
MY COMM. EXPIRES OCT 28, 2015

(Seal)

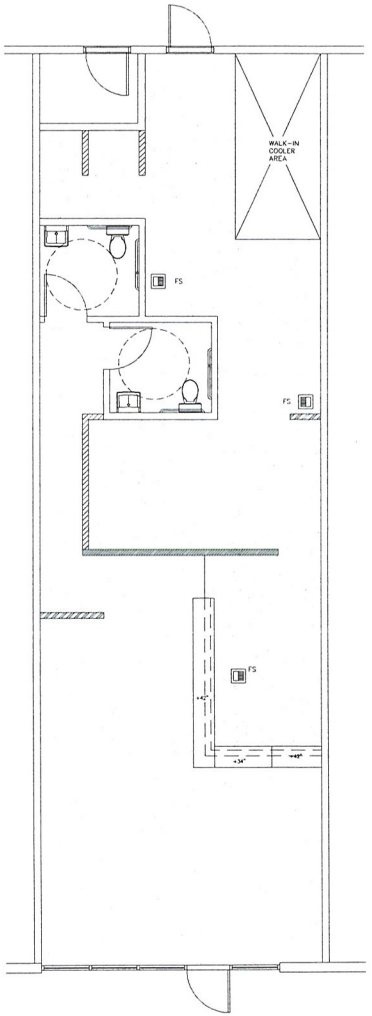
Signature Alan Kaba



1 Floor Plan
A1.00 SCALE: 1/4"=1'-0"



2 Reflected Ceiling Plan
A1.00 SCALE: 1/4"=1'-0"



3 Floor Finish Plan
A1.00 SCALE: 1/4"=1'-0"

WALL SCHEDULE

SYM.	DESCRIPTION
	EXISTING WALL ASSEMBLY TO REMAIN UNDISTURBED.
	NEW INTERIOR PARTITION WALL ASSEMBLY. NON-RATED. 3-5/8"x 20ga. MTL. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES FULL HEIGHT.
	NEW INTERIOR PARTITION WALL ASSEMBLY. NON-RATED. 3-5/8"x 20ga. MTL. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES TO 6" ABOVE FINISH CEILING
	NEW INTERIOR PARTITION WALL ASSEMBLY. NON-RATED. 3-5/8"x 20ga. MTL. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES TO 6'-0" A.F.F.
	STAINLESS STEEL PANELS FULL HEIGHT PER PLAN
	FIBER REINFORCED PANELS. FULL HEIGHT IN BACK OF HOUSE AREAS PER PLAN

RCP LIGHT SCHEDULE

SYM.	DESCRIPTION
	2x4 LAY-IN FLUORESCENT LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
E	DENOTES EXISTING LIGHT FIXTURE TO REMAIN
R	DENOTES RELOCATED LIGHT FIXTURE
N	NEW LIGHT FIXTURE, MATCH EXISTING AS NECESSARY
EXIT	EMERGENCY EXIT SIGN

NOTE:
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SPECIFICATIONS
- MECHANICAL, ELECTRICAL, AND PLUMBING CONSULTANT SHALL VERIFY EXISTING CONDITIONS
- EXTEND EXISTING SPRINKLER HEADS BELOW NEW SUSPENDED ACOUSTICAL CEILING SYSTEM. REFER TO SPRINKLER DRAWINGS.

FLOOR FINISH SCHEDULE

SYM.	DESCRIPTION
	STAINED CONCRETE; RESTROOM AND DINING AREAS
	SEALED STAINED CONCRETE; KITCHEN, BAR, AND SERVICE AREAS

ACCESSIBLE SEATING REQUIREMENT:
Dining Area: 24 seating * 5% = 2 accessible seating
Bar Area: 6 seating * 5% = 1 accessible seating
Total Seating including accessible: 33

NOTE:
- ALL CEILING FINISHES SHALL COMPLY WITH 2009 IBC SECTION 803.9
- ALL WALL FINISHES SHALL COMPLY WITH 2009 IBC SECTION 803.9
- ALL FLOOR FINISHES SHALL COMPLY WITH 2009 IBC SECTION 803.4

RECEIVED
SEP 26 2013

SYM.	INIT.	REVISION DESCRIPTION	DATE

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. THIS DOCUMENT, INCLUDING THE IDEAS AND DESIGNS IT CONTAINS IS AN INSTRUMENT OF PROFESSIONAL SERVICES RENDERED BY PENGUIN CONSTRUCTION. THIS DOCUMENT MAY NOT BE USED, COPIED OR PUBLISHED BY ANY METHOD IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT WITHOUT THE EXPRESSED CONSENT AND AUTHORIZATION OF PENGUIN CONSTRUCTION.

PENGUIN CONSTRUCTION
NEVADA LIC# 0070384
3730 CAPELLA AVE., STE. 1
LAS VEGAS, NV 89102
DAVE YI

Moko
6350 W. Charleston Blvd.
Bldg. C, Ste. 120
Las Vegas, NV 89146

FLOOR PLAN, REFLECTED CEILING PLAN
FLOOR FINISH PLAN

DATE: 09/24/2013
DRAWN BY: STAFF
CHECKED BY: DY
SCALE: AS NOTED

Copyright 2013, Penguin Construction

SHEET
A1.00

SUP-51439

Letter of Justification

August 30, 2013

TO: City of Las Vegas Department of Planning Business Licensing Division

FR: Wooseok Chang

RE: Letter of Justification to obtain a Special Use Permit in order to sell beer & wine at the restaurant space located at 6350 W. Charleston Blvd. Suite 120 Las Vegas Nevada.

My name is Wooseok Chang and the reason for this letter is to formally request a Special Use Permit to sell beer and wine in a retail location, 6350 W. Charleston Blvd. Suite 120 Las Vegas, Nevada 89146, consisting of +/- 1,365 Sq. Ft. of retail space zoned C-1, that I am going to renovate into a new restaurant space with your approval.

I'm from Korea and have been residing in Las Vegas, Nevada for 8 years so far. I used to work in a restaurant in China Town, going to school. I grew up working in the family owned Restaurant in Korea and my dream has been to own my own restaurant. Now I am about to make the dream come true. I'm planning to serve Asian contemporary cuisine with exotic beers, wines, and sakes at the casual dining restaurant and the anticipated hours of operation is from 11 am to 11 pm. My restaurant will be an asset to the community with unique foods and drinks.

The space was previously a restaurant, but it is taking a great deal of money and work to be turned into a unique restaurant. I love the location and can't wait to begin my new venture.

Please approve this location for beer & wine as soon as possible so that customers can enjoy their great meals pairing with great beers, wines, and sakes. Would you kindly issue a special use permit for serving the soft liquor at the restaurant. Thank you in advance for your consideration and assistance.

Sincerely,

Wooseok Chang

RECEIVED
SEP 2 6 2013
SUP-51439

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

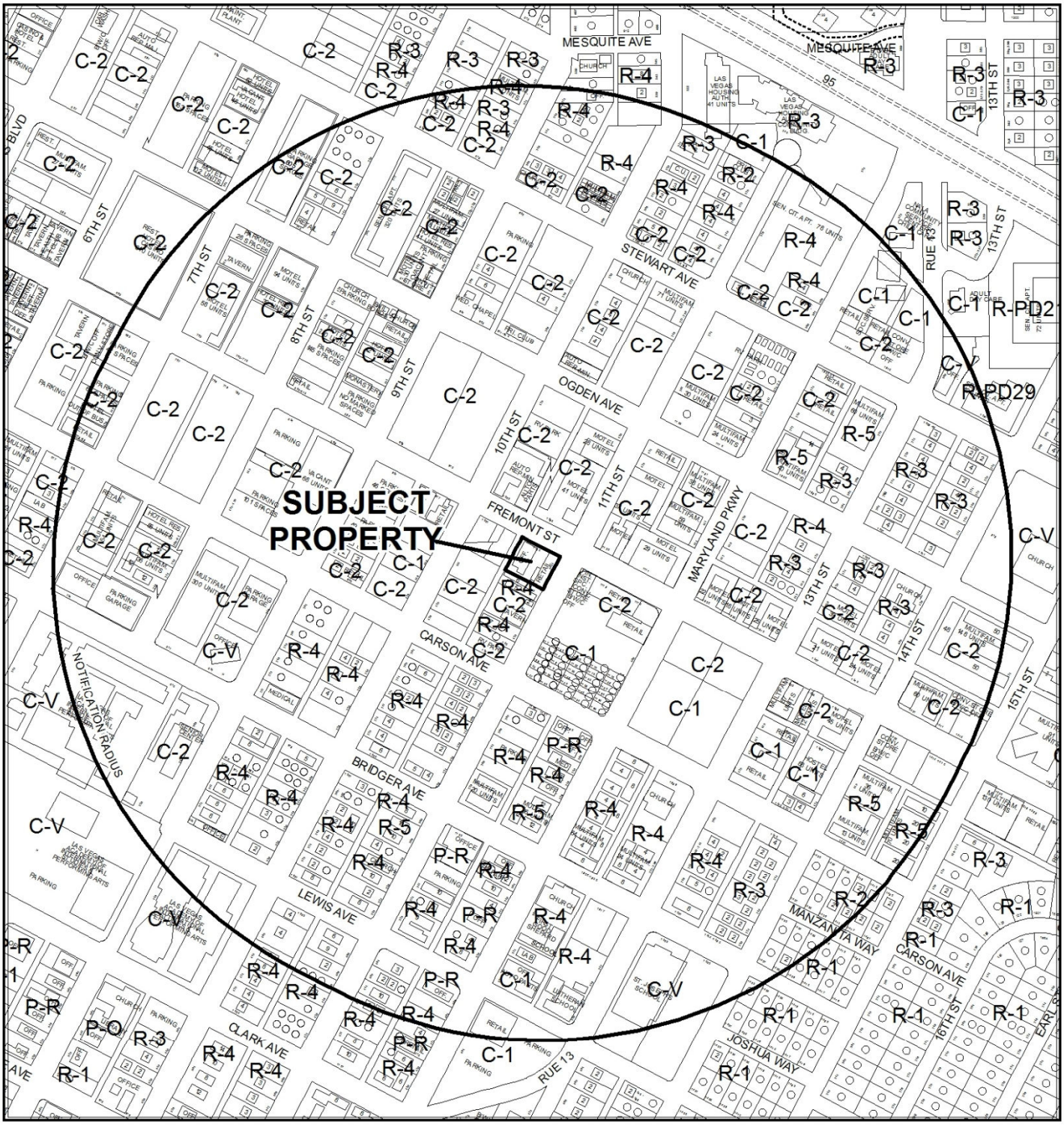
SUBJECT:
SUP-51444 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED USE at 1023 Fremont Street (APNs 139-34-712-076 and 077), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50728].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

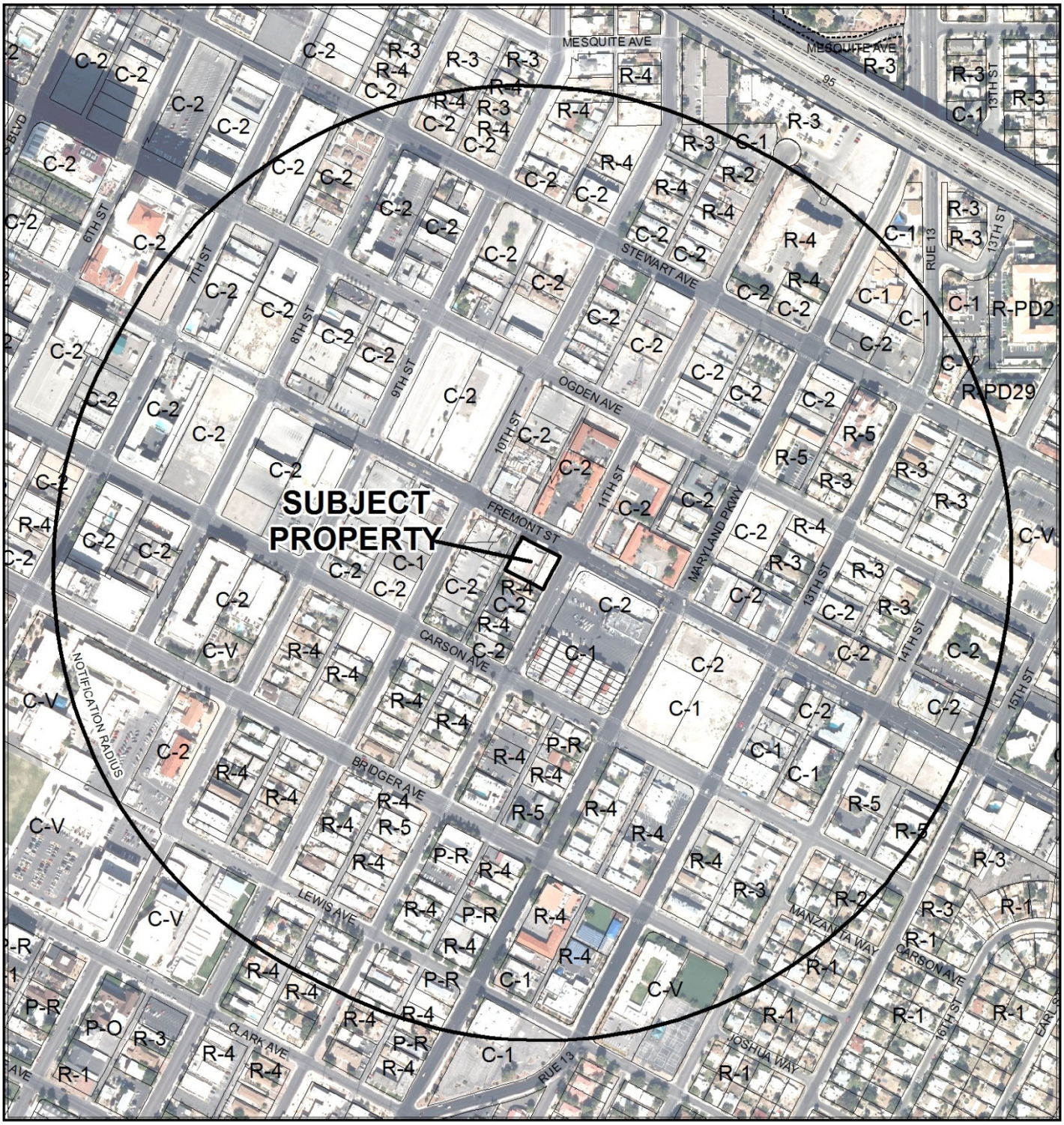
BACKUP DOCUMENTATION:
1. Location and Aerial Maps – SUP-51444, SUP-51445 and SDR-51443
2. Conditions and Staff Report – SUP-51444, SUP-51445 and SDR-51443
3. Supporting Documentation
4. Photos – SUP-51444, SUP-51445 and SDR-51443
5. Justification Letter – SUP-51444, SUP-51445 and SDR-51443



CASE: **SUP-51444, SUP-51445 AND SDR-51443 (PRJ-50728)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



0 400 800 Feet

CASE: **SUP-51444, SUP-51445 AND SDR-51443 (PRJ-50728)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-51444

Case Number: PRJ-50728 APN: 139-34-712-076 and -077

Name of Property Owner: 900 Fremont LLC

Name of Applicant: 900 Fremont LLC

Name of Representative: George M. Rogers, Architect

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew B. Donner

Subscribed and sworn before me

This 25 day of Sept., 2013

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SDR & SUP

Project Address (Location) 1023 and 1031 Fremont Street

Project Name The Wheelhouse **Proposed Use** Tavern-Limited w/ Private Plaza

Assessor's Parcel #(s) 139-34-712-076 and -077 **Ward #** 3 - Bob Coffin

General Plan: existing C proposed n/c **Zoning:** existing C-2 proposed n/c

Commercial Square Footage 9,407 SF **Floor Area Ratio**

Gross Acres 0.29 + 0.11 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER 900 Fremont LLC **Contact** Todd Kessler

Address 300 Las Vegas Boulevard North **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89101-2942

E-mail Address todd@rgglv.com

APPLICANT George M. Rogers, Architect **Contact** George M. Rogers

Address 6325 South Jones Boulevard, Suite 100 **Phone:** (702) 894-0527 **Fax:** (702) 894-5028

City Las Vegas **State** NV **Zip** 89118

E-mail Address george@gmrarchitect.com

REPRESENTATIVE George M. Rogers, Architect **Contact** George M. Rogers

Address 6325 South Jones Boulevard, Suite 100 **Phone:** (702) 894-5027 **Fax:** (702) 894-5028

City Las Vegas **State** NV **Zip** 89118

E-mail Address george@gmrarchitect.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps

Print Name Andrew B. Donner

Subscribed and sworn before me

This 25 day of Sept., 20 13.

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

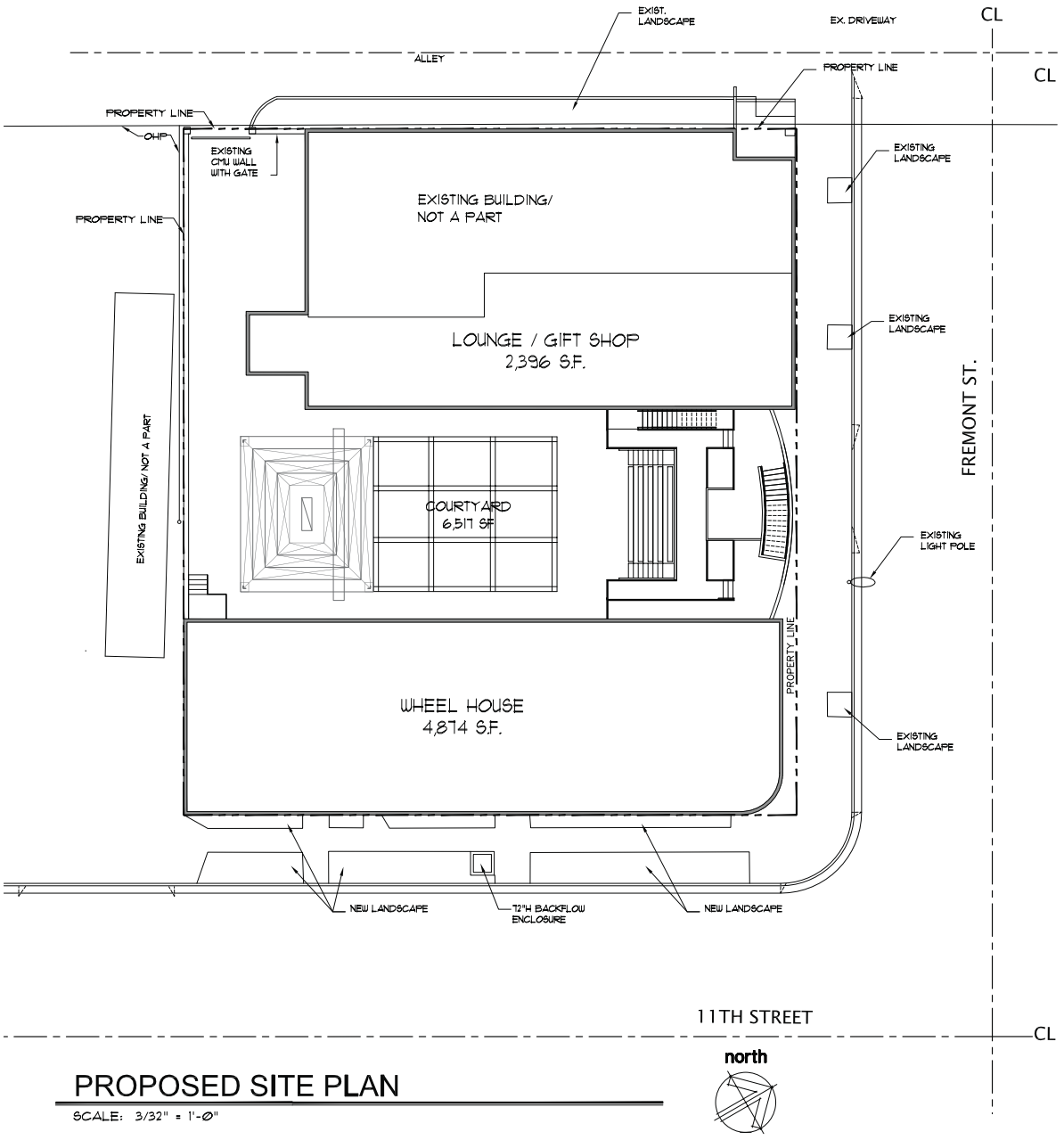
FOR DEPARTMENT USE ONLY

Case #	SUP-51444
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

T:\depot\Application Packet\Application Form.pdf



north

PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

13-668 WHEELHOUSE

PROPERTY ADDRESS:	1031 FREEMONT ST. LAS VEGAS, NEVADA 89101
JURISDICTIONAL AGENCY:	LAS VEGAS (TITLE 19)
CURRENT ZONING:	C-2 (GENERAL COMERCIAL)
DESIRED ZONING:	C-2 (GENERAL COMERCIAL)

BLDG. SETBACKS	MIN. REQ'D.	PROVIDED
FRONT	10'-0" (N)	0'-0" (EXIST.)
INTERIOR SIDE (NOT ADJECENT TO RESIDENTIAL)	10'-0" N/A	--
SIDE STREET (CORNER)	10'-0" (E)	0'-0" (EXIST.)
REAR	20'-0" (S-W)	0'-0" (EXIST.)

ASSESSOR'S PARCEL NO.:	139-34-712-077 & 139-34-712-076
GROSS SITE AREA:	17,424 SF (0.4 ACRES)
NET SITE AREA:	17,424 SF (0.4 ACRES)

BUILDING HEIGHT:	ALLOWABLE	PROVIDED
	N/A	26'-0"

AREA SUMMARY

WHEELHOUSE (1031 FREEMONT ST)	4,874 S.F.
ENTERTAINMENT COURTYARD & UPPER LEVEL	7,293 S.F.
LOUNGE / GIFT SHOP (1023 FREEMONT ST)	2,396 S.F.
TOTAL:	14,563 S.F.

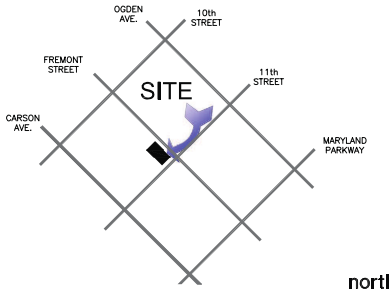
DENSITY

MAX.: 50 %
PROV.: 65.50 %

PARKING ANALYSIS

	FACTOR	PARKING REQUIRED
WHEELHOUSE:		
"TAVERN" SEATING AREA 1,726 SF	1 PRKG/ 50 SF	35 PRKG.
"TAVERN" REMAINING AREA 3,148 SF	1 PRKG/ 200 SF	16 PRKG.
ENTERTAINMENT COURTYARD & UPPER LEVEL 7,293 SF	1 PRKG/ 200 SF	37 PRKG.
LOUNGE GIFT SHOP :		
"TAVERN" SEATING AREA 667 SF	1 PRKG/ 50 SF	14 PRKG.
"TAVERN" REMAINING AREA 1,729 SF	1 PRKG/ 200 SF	9 PRKG.
		111 PRKG. TOTAL

PARKING PROVIDED = NONE
PARKING REQUIRED = 120 PRKG. SPACES



north

VICINITY MAP

SCALE: N.T.S.

GMRA
6325 South Jones Blvd.
Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
Fax (702) 894-5028
George M. Rogers, Architect
Architecture ■ Interiors
www.gmrarchitect.com

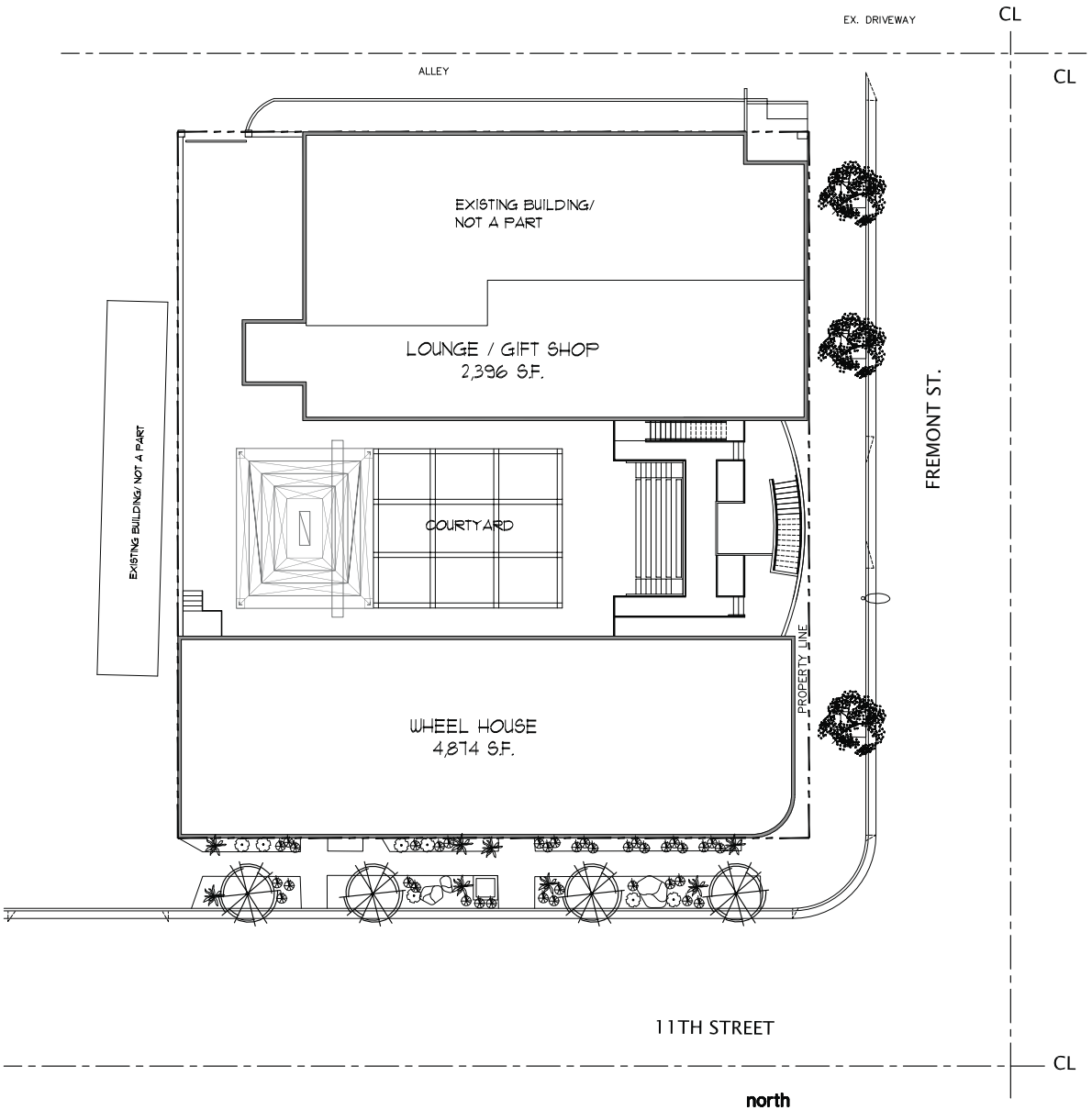
WHEEL HOUSE
1031 FREMONT ST.
LAS VEGAS, NEVADA

JOB NUMBER
13-668

DATE
SEPTEMBER 26, 2013

SHEET NUMBER
A1.0

SUP-51444 SUP-51445 & SDR-51443



PROPOSED LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"

north

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
	NOTINA SPECIES	BEAR GRASS	5 GAL.	PER PLAN	
	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE	5 GAL.	PER PLAN	
	LEUCOPHYLLUM F.	GREEN CLOUD TEXAS RANGER	5 GAL.	PER PLAN	
	CERCIDIUM	BLUE PALO VERDE	24" BOX	3	
	FICUS CARCIA	EVERGREEN ELM	24" BOX	4	
		LANDSCAPE BOULDERS			

6325 South Jones Blvd.
Suite 100
Las Vegas, Nevada 89118
(702) 364-1627
Fax (702) 894-5028
www.gmrarchitect.com
GMRA
George M. Rogers, Architect
Architecture ▪ Interiors

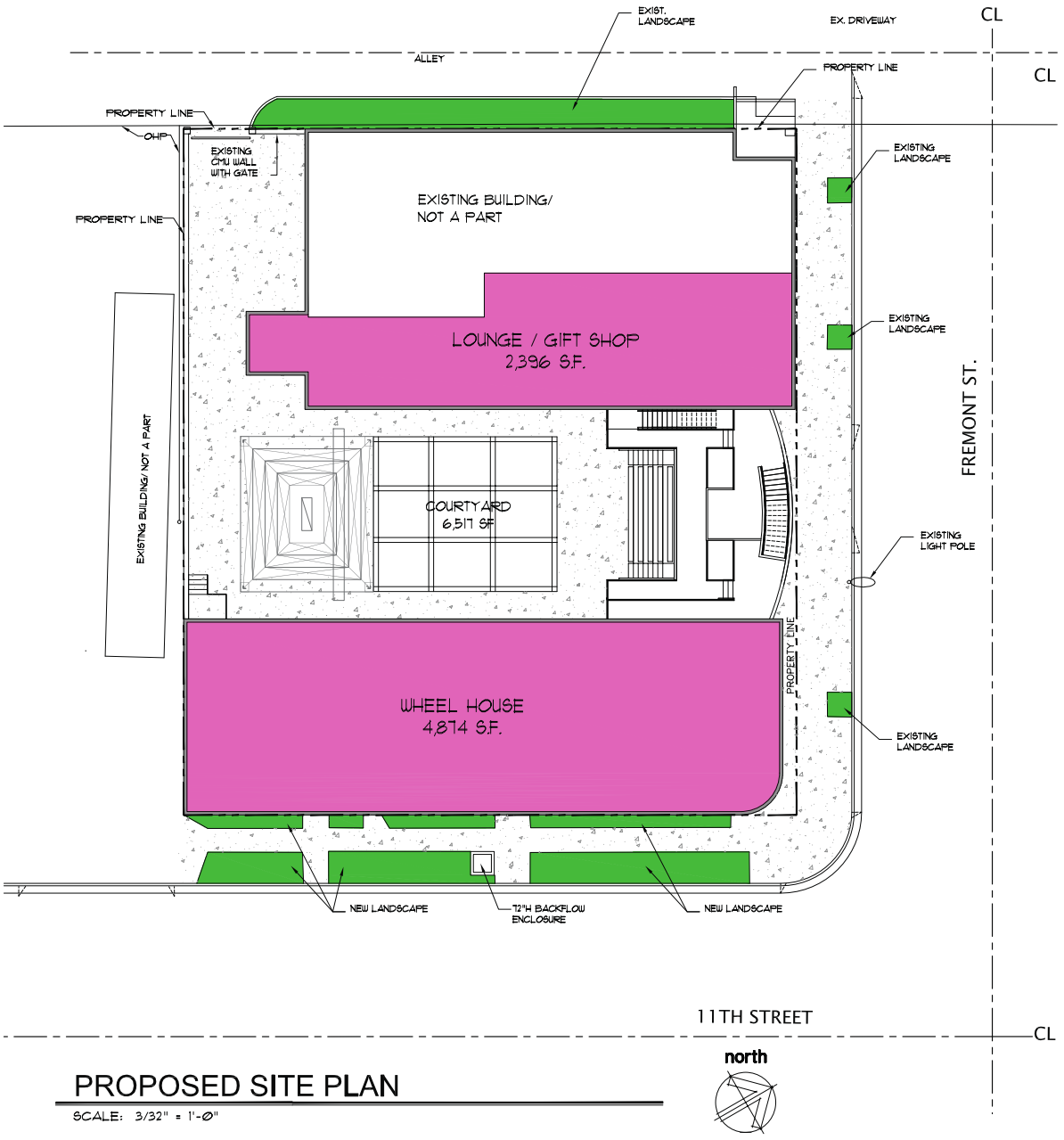
WHEEL HOUSE
1031 FREMONT ST.
LAS VEGAS, NEVADA

JOB NUMBER
13-668

DATE
SEPTEMBER 26, 2013

SHEET NUMBER
L.1

SUP-51444 SUP-51445 & SDR-51443



PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

13-668 WHEELHOUSE

PROPERTY ADDRESS:	1031 FREEMONT ST. LAS VEGAS, NEVADA 89101
JURISDICTIONAL AGENCY:	LAS VEGAS (TITLE 19)
CURRENT ZONING:	C-2 (GENERAL COMERCIAL)
DESIRED ZONING:	C-2 (GENERAL COMERCIAL)

BLDG. SETBACKS	MIN. REQ'D.	PROVIDED
FRONT	10'-0" (N)	0'-0" (EXIST.)
INTERIOR SIDE (NOT ADJECENT TO RESIDENTIAL)	10'-0" N/A	--
SIDE STREET (CORNER)	10'-0" (E)	0'-0" (EXIST.)
REAR	20'-0" (S-W)	0'-0" (EXIST.)

ASSESSOR'S PARCEL NO.:	139-34-712-011 & 139-34-712-016
GROSS SITE AREA:	17,424 SF (0.4 ACRES)
NET SITE AREA:	17,424 SF (0.4 ACRES)

BUILDING HEIGHT:	ALLOWABLE	PROVIDED
	N/A	26'-0"

AREA SUMMARY

WHEELHOUSE (1031 FREEMONT ST.)	4,874 SF.
ENTERTAINMENT COURTYARD & UPPER LEVEL	7,293 SF.
LOUNGE / GIFT SHOP (1023 FREEMONT ST.)	2,396 SF.
TOTAL:	14,563 SF.

DENSITY

MAX.: 50 %
PROV.: 65.50 %

PARKING ANALYSIS

	FACTOR	PARKING REQUIRED
WHEELHOUSE:		
"TAVERN" SEATING AREA 1,726 SF	1 PRKG/ 50 SF	35 PRKG.
"TAVERN" REMAINING AREA 3,148 SF	1 PRKG/ 200 SF	16 PRKG.
ENTERTAINMENT COURTYARD & UPPER LEVEL 7,293 SF	1 PRKG/ 200 SF	37 PRKG.
LOUNGE GIFT SHOP :		
"TAVERN" SEATING AREA 667 SF	1 PRKG/ 50 SF	14 PRKG.
"TAVERN" REMAINING AREA 1,729 SF	1 PRKG/ 200 SF	9 PRKG.
		111 PRKG. TOTAL

PARKING PROVIDED = NONE
PARKING REQUIRED = 120 PRKG. SPACES

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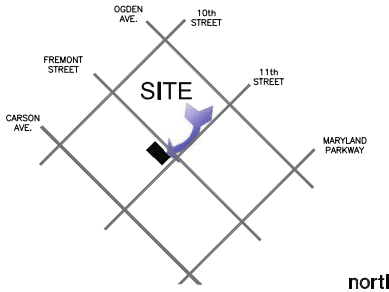


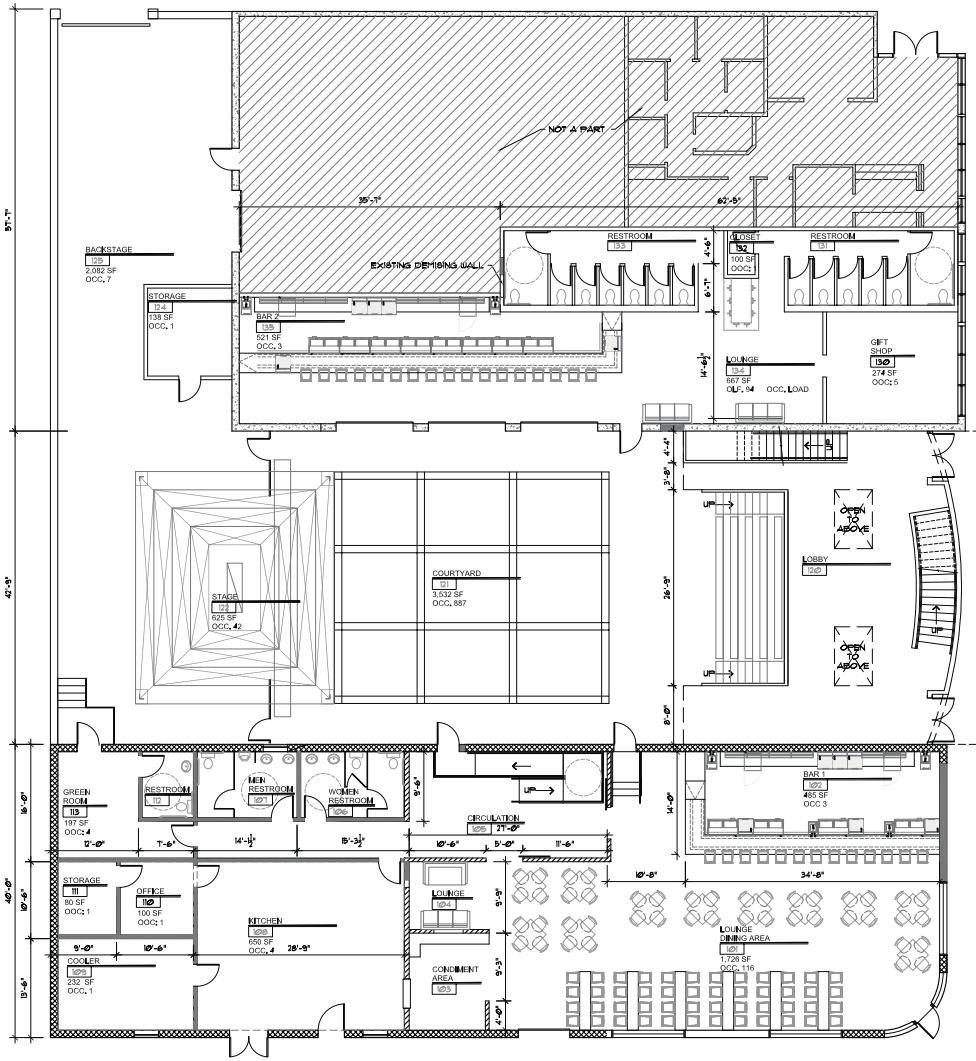
VICINITY MAP

SCALE: N.T.S.

WHEEL HOUSE
1031 FREMONT ST.
LAS VEGAS, NEVADA

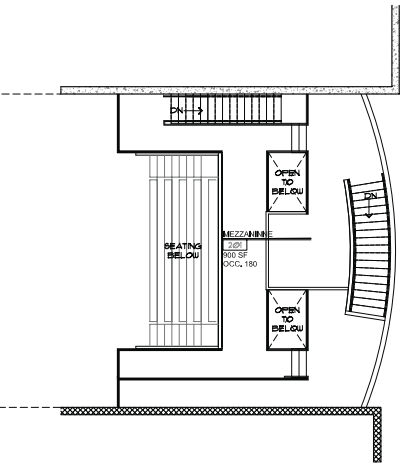
JOB NUMBER 13-668
DATE SEPTEMBER 26, 2013
SHEET NUMBER A1.0

SUP-51444 SUP-51445 & SDR-51443



PROPOSED LAYOUT - MAIN LEVEL

SCALE: 1/8" = 1'-0"



PROPOSED LAYOUT - UPPER LEVEL

SCALE: 1/8" = 1'-0"

north

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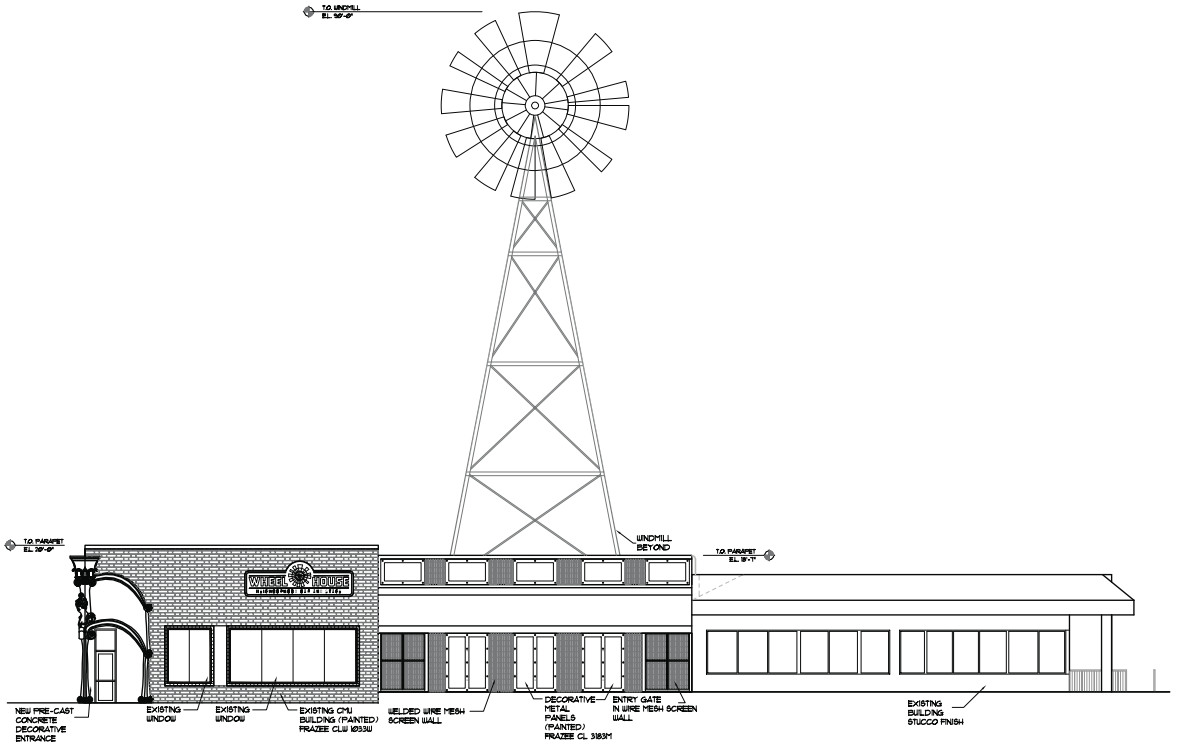
WHEEL HOUSE
1031 FREMONT ST.
LAS VEGAS, NEVADA

JOB NUMBER
13-668

DATE
SEPTEMBER 26, 2013

SHEET NUMBER
A2.0

SUP-51444 SUP-51445 & SDR-51443



NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

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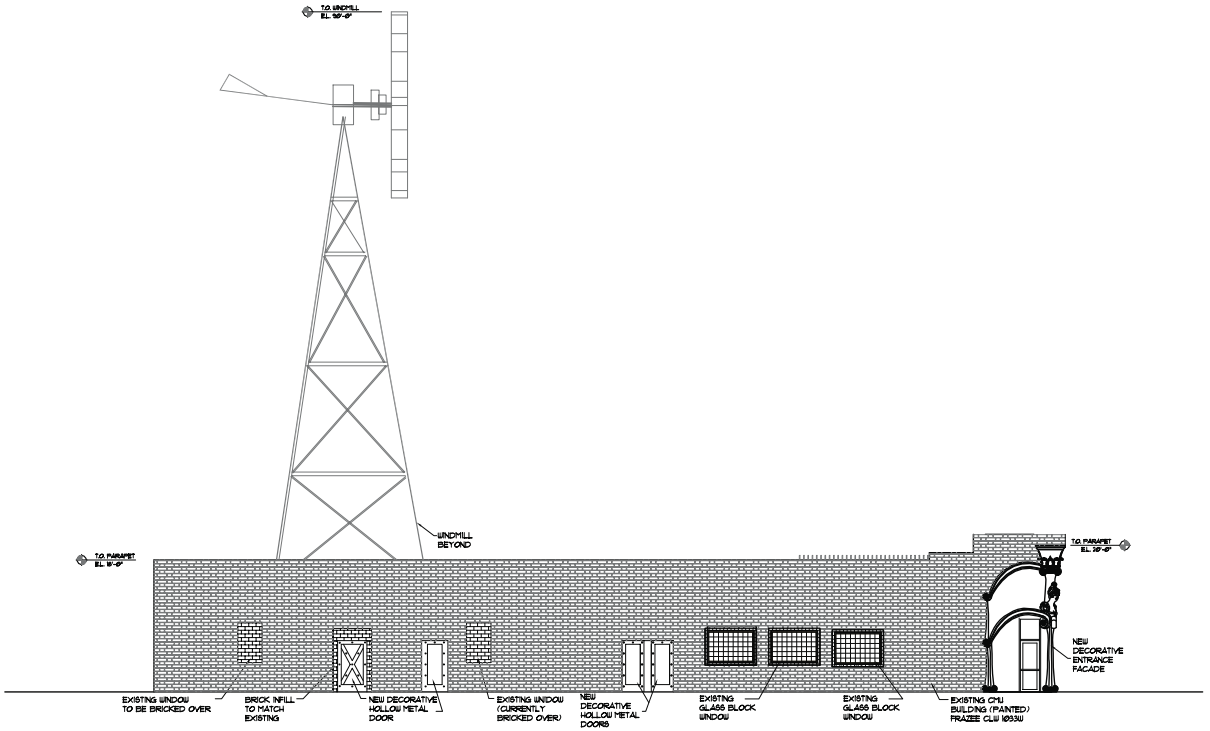
WHEEL HOUSE
1031 FREMONT ST.
LAS VEGAS, NEVADA

JOB NUMBER
13-668

DATE
SEPTEMBER 26, 2013

SHEET NUMBER
A3.0

SUP-51444 SUP-51445 & SDR-51443



EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

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WHEEL HOUSE
1031 FREMONT ST.
LAS VEGAS, NEVADA

JOB NUMBER
13-668

DATE
SEPTEMBER 26, 2013

SHEET NUMBER
A3.1

SUP-51444 SUP-51445 & SDR-51443

WHEEL HOUSE
1031 FREMONT ST.
LAS VEGAS, NEVADA

BUILDING COLOR

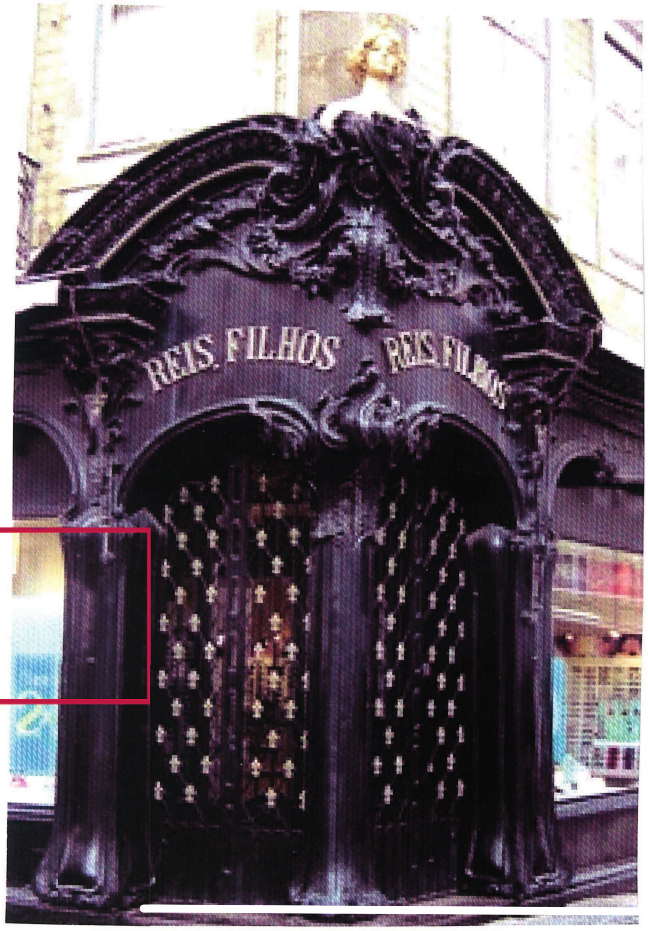
FRAZEE - CLW 1033W

DECORATIVE METAL PANELS



PRECAST ENTRANCE

BLACK



SUP-51444 SUP-51445 & SDR-51443

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Architecture ■ Interiors

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September 26, 2013

City of Las Vegas Planning & Development Department
333 North Rancho Drive
Las Vegas, NV 89106

re: Wheelhouse, 1023 & 1031 Fremont Street

To Whom It May Concern,

REQUEST

Please accept this Justification Letter for Site Development Plan Review and Special Use Permit application at the above mentioned addresses. The requested applications are submitted for the new uses in existing buildings and the additional new construction of the plaza area.

DESCRIPTION

A private outdoor entertainment plaza will be located between the single-story existing buildings at 1023 and 1031 Fremont Street. The 7,293 square foot entertainment plaza will provide spectator areas on two levels for regular enjoyment of the Tavern customers and for special entertainment events that will take place. The project will reuse the existing 4,874 square foot derelict building on the east at 1031 Fremont Street for a Tavern-Limited use with private plaza. On the opposite side of the project, an 2,396 square foot portion of the existing building on the west at 1023 Fremont Street, will also be used for a Tavern-Limited use and the Tavern uses will serve the private plaza in between. The whole project site is recognized by the 90' high windmill that will generate renewable wind energy for the benefit of the project; additional unused electricity may be delivered back to the utility.

The existing landscape on Fremont Street will remain; however, the existing parkways on 11th Street will be enhanced with new landscaping. It will be necessary to locate a new fire sprinkler valve in the landscape parkway along 11th Street to serve the project. The new valve and box cover will be approximately 72" high. The new valve box will not create sight visibility obstructions because of its location away from the street corner and away from other adjacent driveways.

PRJ-50728
09/30/13

SUP-51444, SUP-51445 & SDR-51443

The existing property does not contain any parking and there is no parking proposed for the project. It is anticipated that Downtown pedestrian traffic, current existing mass transit, existing street parking and other private parking lots in the area will serve the project.

JUSTIFICATION

The project will provide employment to the design and construction trades working on the project and the business will provide additional long term employment to employees required to operate and maintain the business.

The local business owners have community-based interests for the success of East Village District and the City of Las Vegas, as well as the project.

The project is in compliance with the Downtown Centennial Plan and promotes its goals and objectives.

The project will enhance the business social amenities offered to the current downtown residents, employees and visitors and encourage the continued revitalization.

We respectfully request approval for this application in accordance with all City requirements.

Don't hesitate to call if you have any questions or concerns.

Very truly yours,

George Rogers, AIA, LEED Green Associate

PRJ-50728
09/30/13

SUP-51444, SUP-51445 & SDR-51443

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-51445 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 90-FOOT TALL SMALL WIND ENERGY SYSTEM WITH A WAIVER TO ALLOW SUCH USE ON A 17,400 SQUARE-FOOT LOT WHERE A 20,000 SQUARE-FOOT LOT IS THE MINIMIM LOT SIZE REQUIRED at 1023 Fremont Street (APNs 139-34-712-076 and 077), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50728].

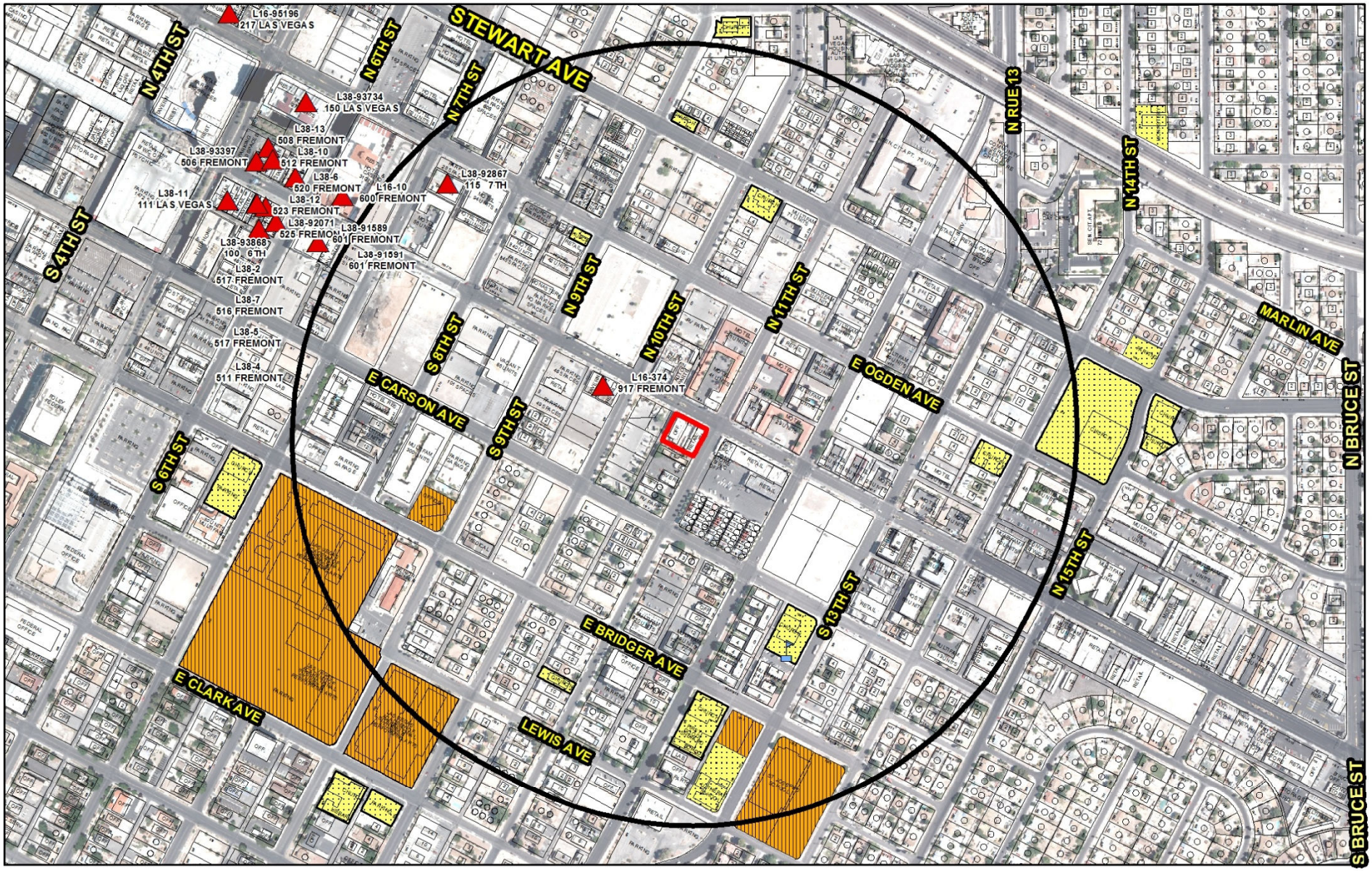
MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



SUP-51445 (PRJ-50728)

Tavern-Limited Establishment

Business Licenses

- Tavern, Tavern-Limited and Urban Lounge

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 1500 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, October 02, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-51445

Case Number: PRJ-50728 APN: 139-34-712-076 and -077

Name of Property Owner: 900 Fremont LLC

Name of Applicant: 900 Fremont LLC

Name of Representative: George M. Rogers, Architect

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew B. Donner

Subscribed and sworn before me

This 25 day of Sept., 2013

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-50728
09/30/13

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SDR & SUP

Project Address (Location) 1023 and 1031 Fremont Street

Project Name The Wheelhouse **Proposed Use** Tavern-Limited w/ Private Plaza

Assessor's Parcel #(s) 139-34-712-076 and -077 **Ward #** 3 - Bob Coffin

General Plan: existing C proposed n/c **Zoning:** existing C-2 proposed n/c

Commercial Square Footage 9,407 SF **Floor Area Ratio**

Gross Acres 0.29 + 0.11 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER 900 Fremont LLC **Contact** Todd Kessler

Address 300 Las Vegas Boulevard North **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89101-2942

E-mail Address todd@rgglv.com

APPLICANT George M. Rogers, Architect **Contact** George M. Rogers

Address 6325 South Jones Boulevard, Suite 100 **Phone:** (702) 894-0527 **Fax:** (702) 894-5028

City Las Vegas **State** NV **Zip** 89118

E-mail Address george@gmrarchitect.com

REPRESENTATIVE George M. Rogers, Architect **Contact** George M. Rogers

Address 6325 South Jones Boulevard, Suite 100 **Phone:** (702) 894-5027 **Fax:** (702) 894-5028

City Las Vegas **State** NV **Zip** 89118

E-mail Address george@gmrarchitect.com

Property Owner Signature* [signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps

Print Name Andrew B. Donner

Subscribed and sworn before me

This 25 day of Sept., 20 13.

[signature]

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-51445
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PRJ-50728
09/30/13

Revised 10/27/08

T:\depot\Application Packet\Application Form.pdf

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-51443 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-51444 AND SUP-51445 - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,270 SQUARE-FOOT TAVERN-LIMITED FACILITY WITH A 7,293 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) SPACE on 0.40 acres at 1023 East Fremont Avenue (APNs 139-34-712-076 and 077), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50728].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-51443

Case Number: PRJ-50728 APN: 139-34-712-076 and -077

Name of Property Owner: 900 Fremont LLC

Name of Applicant: 900 Fremont LLC

Name of Representative: George M. Rogers, Architect

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew B. Donner

Subscribed and sworn before me

This 25 day of Sept., 2013

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-50728
09/30/13

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SDR & SUP

Project Address (Location) 1023 and 1031 Fremont Street

Project Name The Wheelhouse **Proposed Use** Tavern-Limited w/ Private Plaza

Assessor's Parcel #(s) 139-34-712-076 and -077 **Ward #** 3 - Bob Coffin

General Plan: existing C proposed n/c **Zoning:** existing C-2 proposed n/c

Commercial Square Footage 9,407 SF **Floor Area Ratio**

Gross Acres 0.29 + 0.11 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER 900 Fremont LLC **Contact** Todd Kessler

Address 300 Las Vegas Boulevard North **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89101-2942

E-mail Address todd@rgglv.com

APPLICANT George M. Rogers, Architect **Contact** George M. Rogers

Address 6325 South Jones Boulevard, Suite 100 **Phone:** (702) 894-0527 **Fax:** (702) 894-5028

City Las Vegas **State** NV **Zip** 89118

E-mail Address george@gmrarchitect.com

REPRESENTATIVE George M. Rogers, Architect **Contact** George M. Rogers

Address 6325 South Jones Boulevard, Suite 100 **Phone:** (702) 894-5027 **Fax:** (702) 894-5028

City Las Vegas **State** NV **Zip** 89118

E-mail Address george@gmrarchitect.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps

Print Name Andrew B. Donner

Subscribed and sworn before me

This 25 day of Sept., 20 13.

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SDR-51443
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PRJ-50728
09/30/13

Revised 10/27/08

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City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

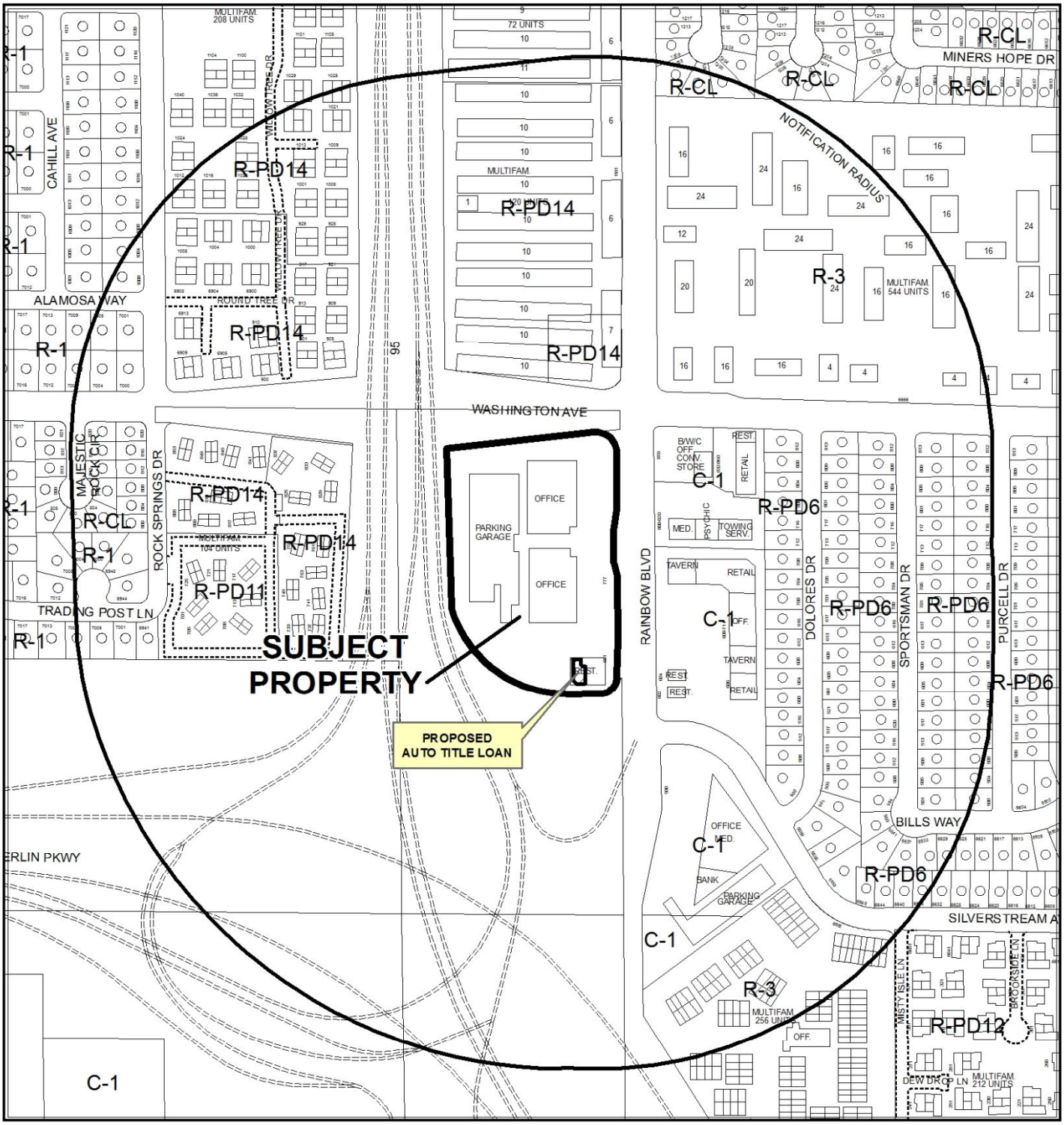
SUBJECT:
SUP-51472 - SPECIAL USE PERMIT- PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER - OWNER: RAINBOW BUSINESS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING OFFICE COMPLEX WITH A WAIVER TO ALLOW A 125-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED IS REQUIRED at 651 North Rainbow Boulevard, Suite #130 (APN 138-27-701-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-51212].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



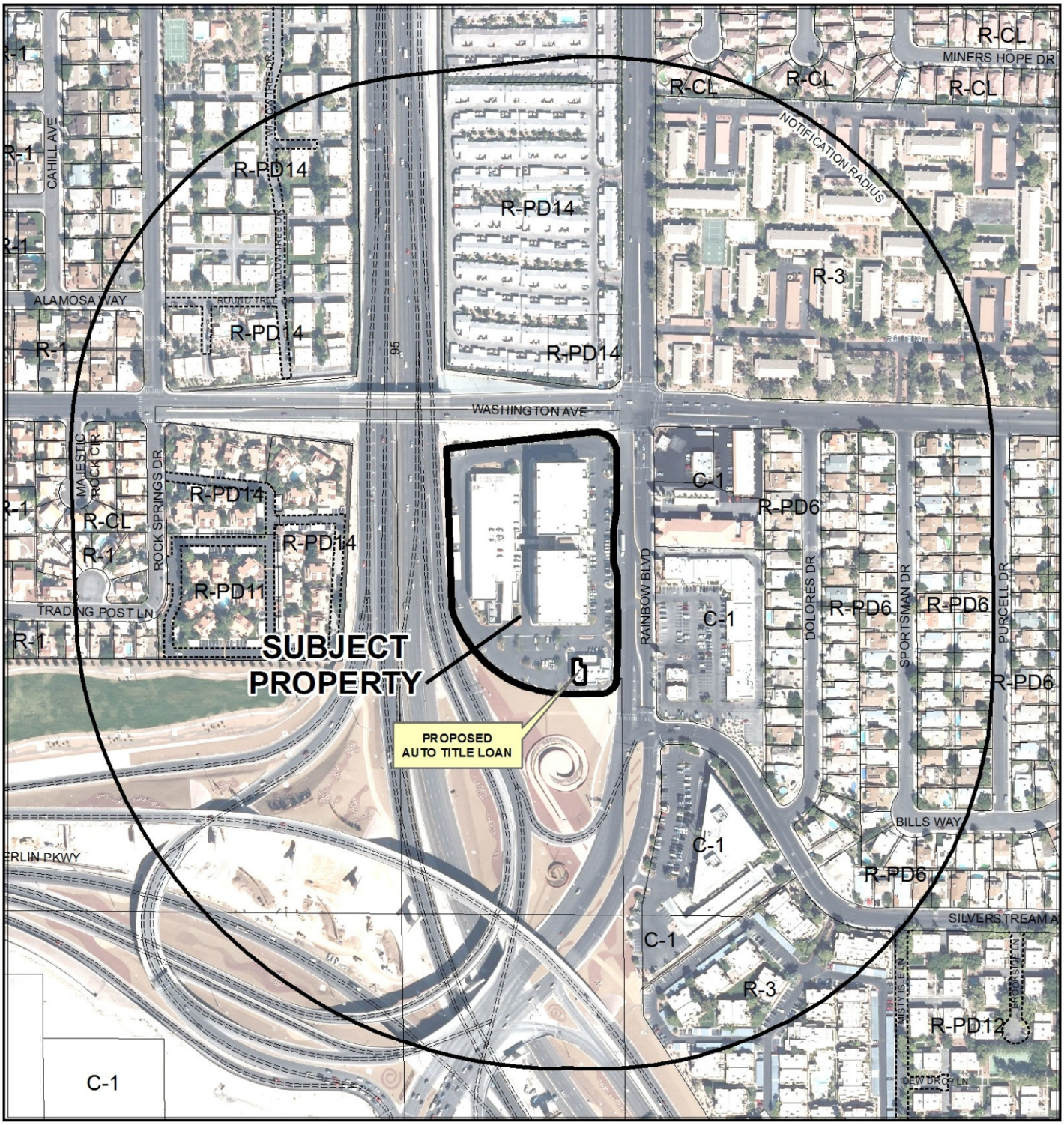
0 300 600 Feet

CASE: **SUP-51472 (PRJ-51212)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 300 600 Feet

CASE: **SUP-51472 (PRJ-51212)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

DEPARTMENT OF PLANNING

PRJ-51212
09/30/13

STATEMENT OF FINANCIAL INTEREST

SUP-51472

Case Number: PRJ-51212 APN: 138-27-701-004

Name of Property Owner: Rainbow Business Center LLC

Name of Applicant: Dollar Loan Center

Name of Representative: David Galyen

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Greg Merage

Subscribed and sworn before me

This 26th day of September, 2013

_____
Notary Public in and for said County and State

KRISTIE LYNNE EIDLHUBER
Commission No. 1921978
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires JANUARY 15, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

PRJ-51212
09/30/13

Application/Petition For: Dollar Loan Center SUP

Project Address (Location) 651 N. Rainbow Blvd. Ste. 130 Las Vegas, NV 891

Project Name Washington **Proposed Use** Financial/Auto title

Assessor's Parcel #(s) 138-27-701-004 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage 1625 **Floor Area Ratio** _____

Gross Acres 6.44 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Rainbow Business Center LLC **Contact** Greg Merage

Address 4350 Von Karman Ave., 4th Floor **Phone:** _____ **Fax:** _____

City Newport Beach **State** CA **Zip** 92660

E-mail Address _____

APPLICANT Dollar Loan Center **Contact** Dave Galyen

Address 8860 W. Sunset Rd. **Phone:** (702) 493-0978 **Fax:** (702) 631-5374

City Las Vegas **State** NV **Zip** 89148

E-mail Address dgalyen@dontbebroke.com

REPRESENTATIVE Dollar Loan Center **Contact** Dave Galyen

Address 8860 W. Sunset Rd. **Phone:** (702) 493-0978 **Fax:** (702) 631-5374

City Las Vegas **State** NV **Zip** 89148

E-mail Address dgalyen@dontbebroke.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Greg Merage

Subscribed and sworn before me

This 26th day of September, 20 13.

_____

Notary Public in and for said County and State

KRISTIE LYNNE EIDLHUBER
Commission No. 1921978
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires JANUARY 15, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-51472
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

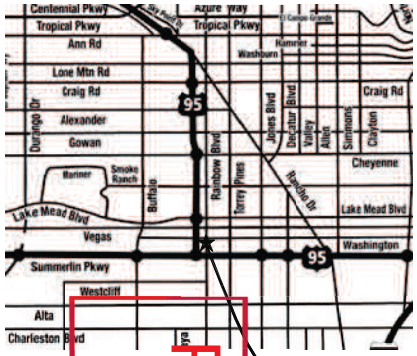
Revised 10/27/08

DOLLAR LOAN CENTER

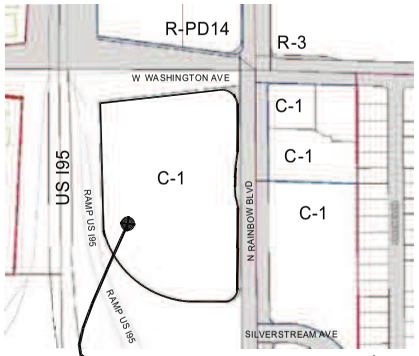
651 N RAINBOW BLVD, SUITE 130, LAS VEGAS, NV, 89107 APN: 138-27-701-004 (PORTION OF)

Project Data

TENANT:	DOLLAR LOAN CENTER
PROJECT ADDRESS:	651 N RAINBOW BLVD, SUITE 130 LAS VEGAS, NV, 89107
APN:	138-27-701-004
AREA UNDER CONSIDERATION:	1,714 SF (SUITE 130) 4,599 SF (BUILDING TOTAL)
JURISDICTION:	CITY OF LAS VEGAS
CURRENT ZONING:	C-1
APPROX LOT SIZE:	6.44 ACRES (PORTION OF)
USE (IBC):	B
OCCUPANCY COUNT:	1714 SF / 100 SF PER OCC = 18 OCCUPANTS
REQUIRED EXITS	1 EXIT REQUIRED 2 EXITS PROVIDED
REQUIRED PARKING:	CLV UDC 19.12 FINANCIAL INSTITUTION SPECIFIED (1 PER 250 SF) 1714 SF / 250 SF PER OCC = 3.1 SPACES 4 PARKING SPACES REQ'D
ON-SITE PARKING:	SHARED PARKING WITH BUILDING COMPLEX

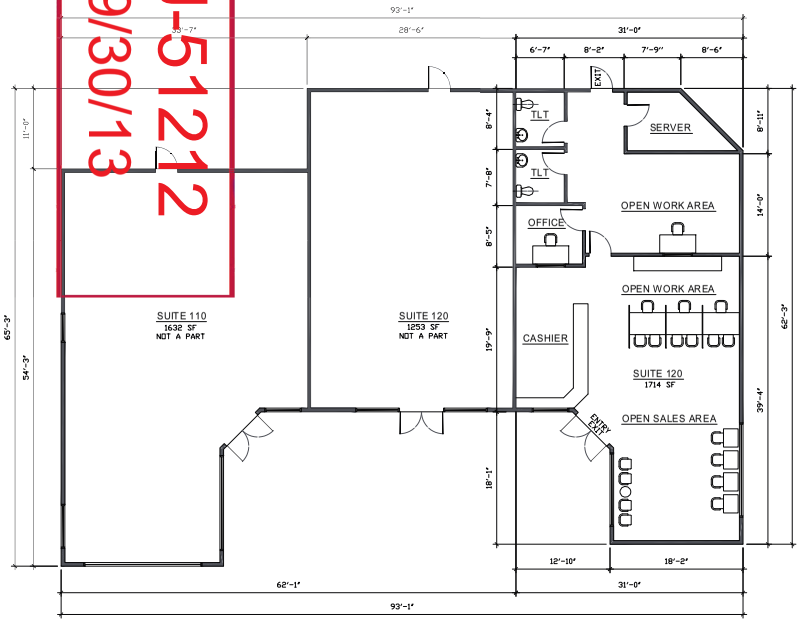


Vicinity Map

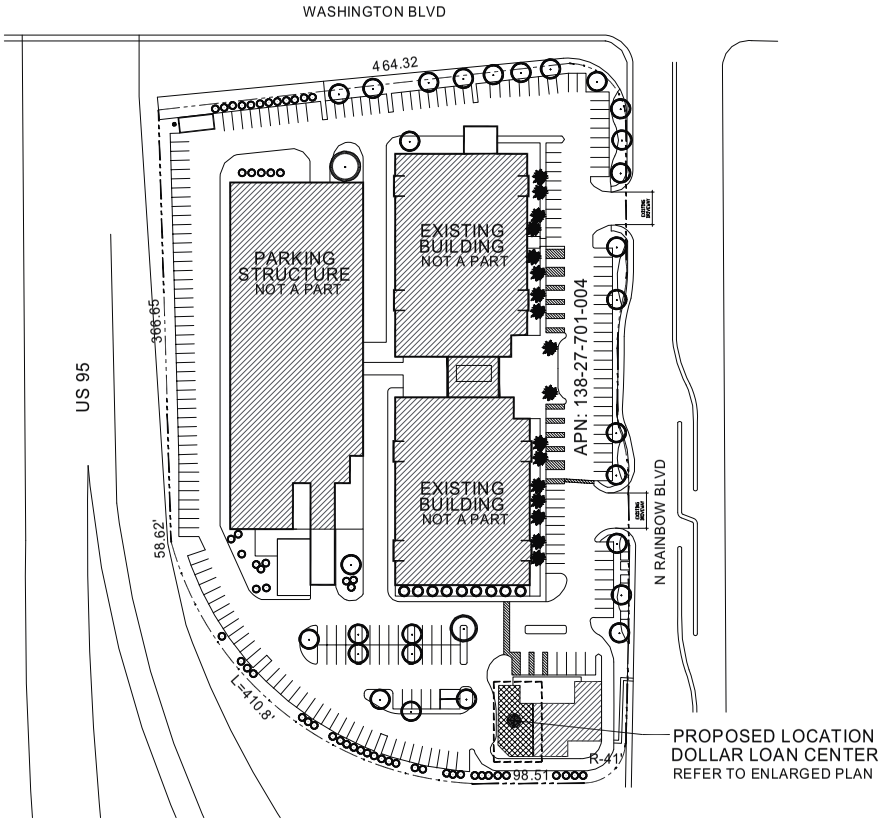


Subject Property

RRJ-51212
09/30/13



Proposed Floor Plan GRAPHIC SCALE 1/8" = 1'-0" NORTH



Architectural Site Plan GRAPHIC SCALE 1" = 60'-0" NORTH

Copyright © 2013 Kenneth Chow

ARCHITECT
KENNETH CHOW
PO BOX 36315 LAS VEGAS, NV 89133 P: (702) 580-9391 F: (702) 998-4721 LINEWERKS@COX.NET

Dollar Loan Center
651 N RAINBOW BLVD, SUITE 130
Las Vegas, NV 89107

DATE: 26 AUGUST 2013

SHEET No: 1 OF 1 SHTS

SUP-51472

DOLLAR LOAN CENTER

651 N RAINBOW BLVD, SUITE 130, LAS VEGAS, NV, 89107 APN: 138-27-701-004 (PORTION OF)

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ON-SITE PARKING:	SHARED PARKING WITH BUILDING COMPLEX



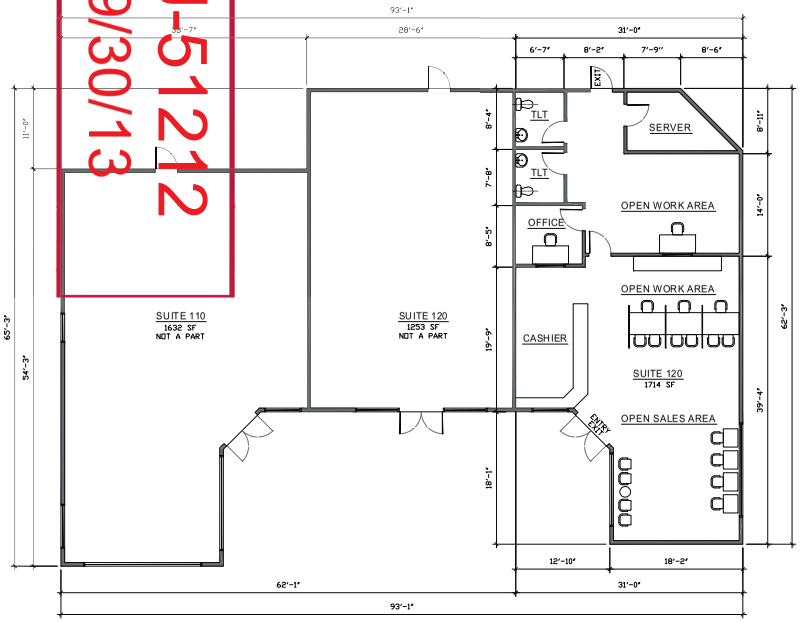
Vicinity Map



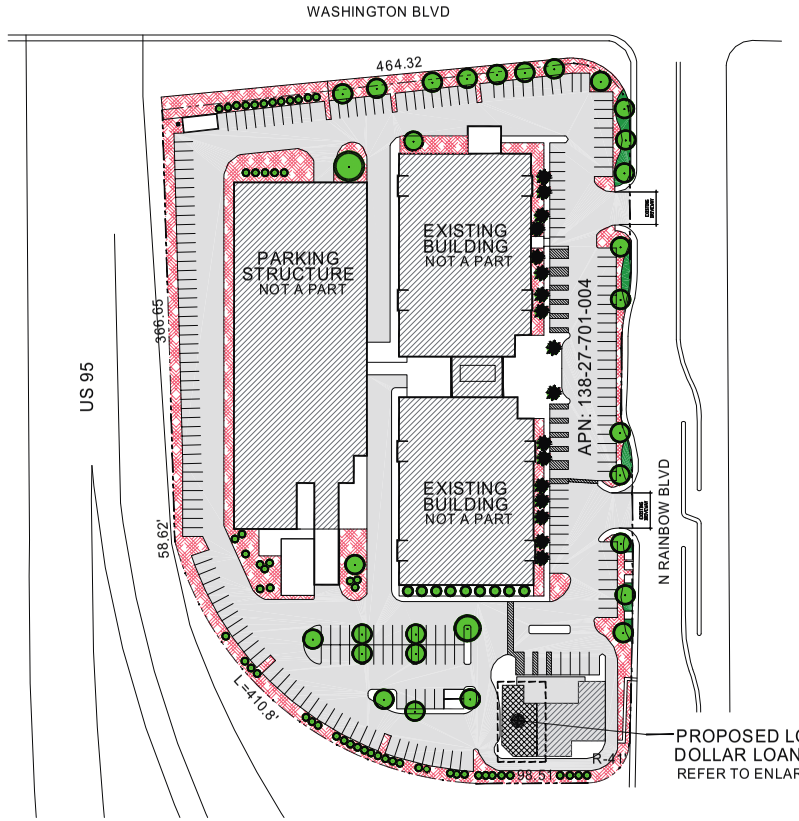
Subject Property

Subject Property

RJ-51212
09/30/13



Proposed Floor Plan



Architectural Site Plan

KENNETH CHOW
ARCHITECT
PO BOX 36315 LAS VEGAS, NV 89133 P: (702) 580-9391 F: (702) 998-4721 LINEWERKS@COX.NET

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Dollar Loan Center
651 N RAINBOW BLVD, SUITE 130
Las Vegas, NV 89107

DATE:
26 AUGUST 2013

SHEET No:
1
OF 1 SHTS

SUP-51472

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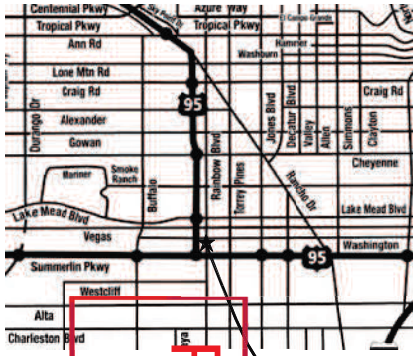

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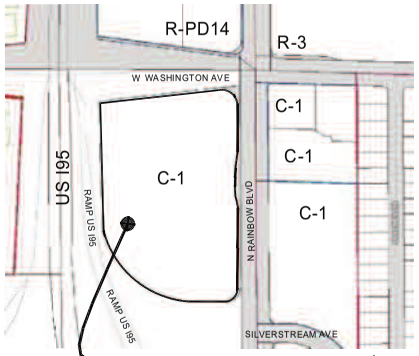
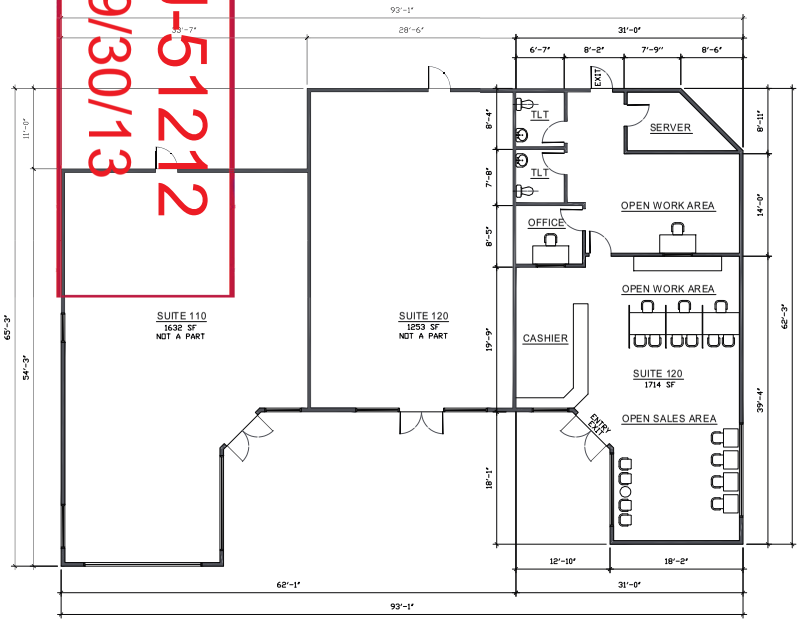
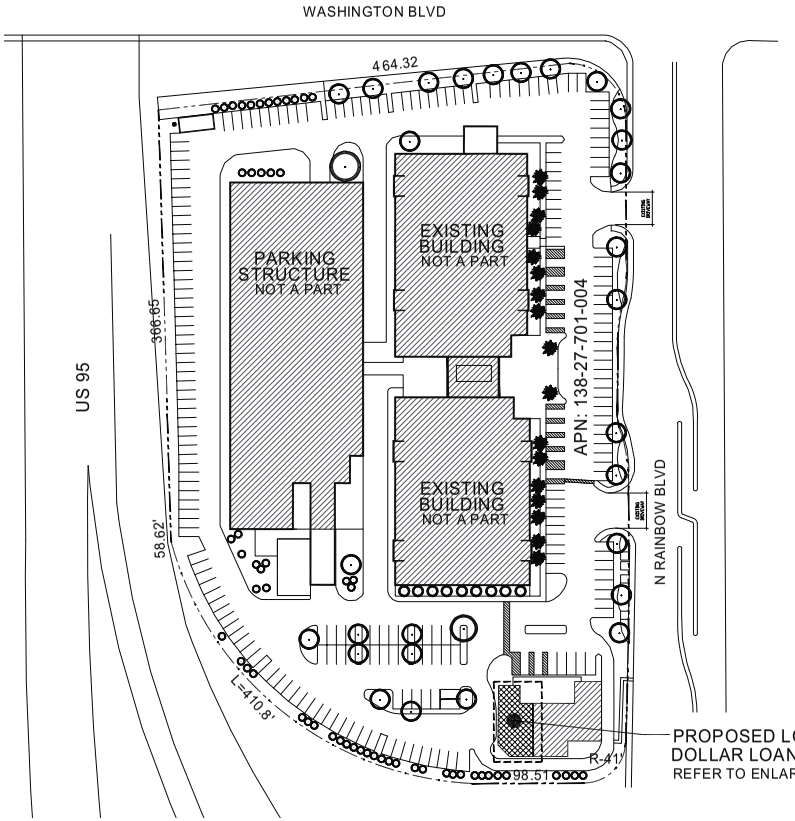


Subject Property

RRJ-51212
09/30/13



Proposed Floor Plan



Architectural Site Plan

KENNETH CHOW
ARCHITECT
PO BOX 36315 LAS VEGAS, NV 89133 P: (702) 580-9391 F: (702) 998-4721 LINEWERKS@COX.NET

Copyright © 2013 Kenneth Chow

Dollar Loan Center
651 N RAINBOW BLVD, SUITE 130
Las Vegas, NV 89107

DATE:
26 AUGUST 2013

SHEET No:
1
OF 1 SHTS

SUP-51472

DOLLAR LOAN CENTER

dontbebroke.com

September 19, 2013

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Dollar Loan Center to conduct business at 651 N. Rainbow Blvd. Suite 130 Las Vegas, NV

Dear City of Las Vegas Department of Planning Representative,

Dollar Loan Center seeks to lease the 1,625 square feet of space in suite 130 for the building located at 651 N. Rainbow Blvd. in order to open a Dollar Loan Center within the Las Vegas C-1 district. We are proud of our long standing history of doing business in the City of Las Vegas along with helping to bring jobs and revenue to the City and its residents. Dollar Loan Center also has a proven track record as an excellent community partner throughout Southern Nevada. We routinely provide financial support to several community charities with notable emphasis on the annual support of local efforts by Opportunity Village and the Henderson Little League.

In addition to being a strong community partner, Dollar Loan Center has taken great pride in being a first-rate employer for over 13 years in the Las Vegas area. We were most recently acknowledged by Vegas, Inc. in their 2012 edition of Southern Nevada's "Best Places to Work" as one of the top 3 "Best Places to Work" in Southern Nevada. More important than being acknowledged, we believe being a good employer is just the right thing to do and you can be assured that Dollar Loan Center will provide City of Las Vegas residents a great place to work.

Property Specifics

- Property Address: 651 N. Rainbow Blvd. Suite 130.
- Current Zoning of property falls under C-1 zoning code.
- Square Footage is 1,625 square feet.
- Basic Description: Property has been used for several different local businesses.
- This property does not meet distance requirements for Residential separation and will need a waiver.
- This location will start with a minimum of 2 employees with the potential to grow up to 5 employees.
- Hours of operation are Mon – Fri 9am to 6pm, Sat 9am to 4pm and closed Sundays.
- Dollar Loan Center currently has 4 locations licensed by the City of Las Vegas.
    - 6122 W. Sahara Ave. Lic# N02-00003
    - 280 S. Decatur Blvd. Lic# N02-00004
    - 625 N. Lamb Blvd. Lic# N02-00020
    - 3051 N. Rainbow Blvd. Lic# N02-00028
- Dollar Loan Center will require a state license for the proposed location.

PRJ-51212
09/30/13

SUP-51472

Justification for waiver of residential distance requirements

The proposed location is in an established commercial shopping center zoned as C-1. Directly to the North of the location at 125' is a housing complex and does not meet the 200' distance requirement. The closest Pedestrian access to the proposed entrance for Dollar Loan Center from the residential plot is approximately 1000'. Although distance is determined by parcel property line, there would be no access to the entrance without entering the parking lot and walking to the center most point of the existing building.

All existing built residential properties are approximately 100' away from Parcel to Parcel. We do not feel the proposed location will have a negative impact to the surrounding area. This will allow Dollar Loan Center to create much needed jobs in the area and help to provide a service to the community.

Anticipated Impact on Traffic Conditions, Surrounding Neighborhood, and General Public

Our customers will park, enter our store, make their transaction and depart. The impact on traffic will not cause a significant change to the current daily activity.

Our stores are clean and professional in appearance and great emphasis is placed on customer service and staff professionalism. Dollar Loan Centers are similar in product to a CitiFinancial and are often described by our customers as a "mini Wells Fargo." The hours of operation will stay within the city regulated times. Based on our hours, clientele, and the services and consumer choice we provide, we anticipate only positive benefits to the surrounding neighborhood. Dollar Loan Center is also looking to provide Auto Title loans in this location to better serve our customers. As a matter of providing additional clarity into our product we find it important to communicate that Dollar Loan Center does not engage in check cashing, payday lending, pawn services, or Western Union money transfers. Our rates are well below that of a payday lender and most often less than half. Dollar Loan Center offers an important consumer value and choice in the financial services sector.

Anticipated time table for all construction and improvements

Once Dollar Loan Center completes the anticipated approval of our SUP; We anticipate opening in less than 3 weeks as no build outs will be needed.

Once our signs can be approved by the city we will have a two week completion date for install. Dollar Loan Center could open for business as soon as the City of Las Vegas approves the SUP and we complete our build outs.

Thank you in advance for taking time to review our request and we look forward to working with the City. Dollar Loan Center looks forward to bringing new jobs and financial services to Las Vegas.

Sincerely,

Dave Galyen
National Director of Facilities Technology, and Security

PRJ-51212
09/30/13

SUP-51472

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

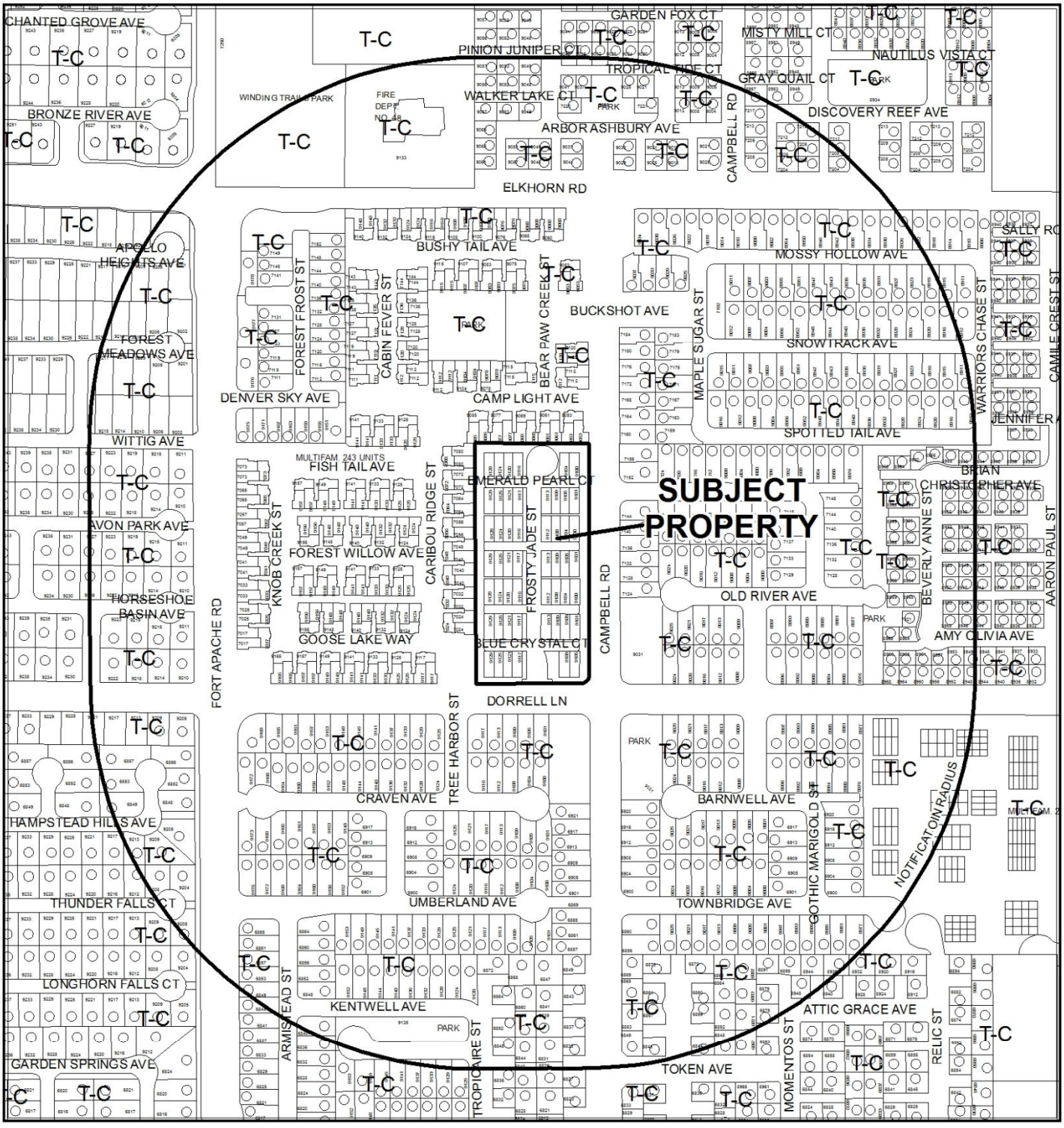
SUBJECT:
SDR-50484 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ELATION HOMES, LLC - OWNER: PILOT ROME PROPERTY, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-6301) FOR A 52-LOT SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT WHERE A 52-LOT SINGLE FAMILY ATTACHED DEVELOPMENT WAS APPROVED on 5.08 acres at the northwest corner of Dorrell Lane and Campbell Road (APNs 125-20-118-001 through 054), T-C (Town Center) Zone [MLA-TC (Medium Low Attached Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49966].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600

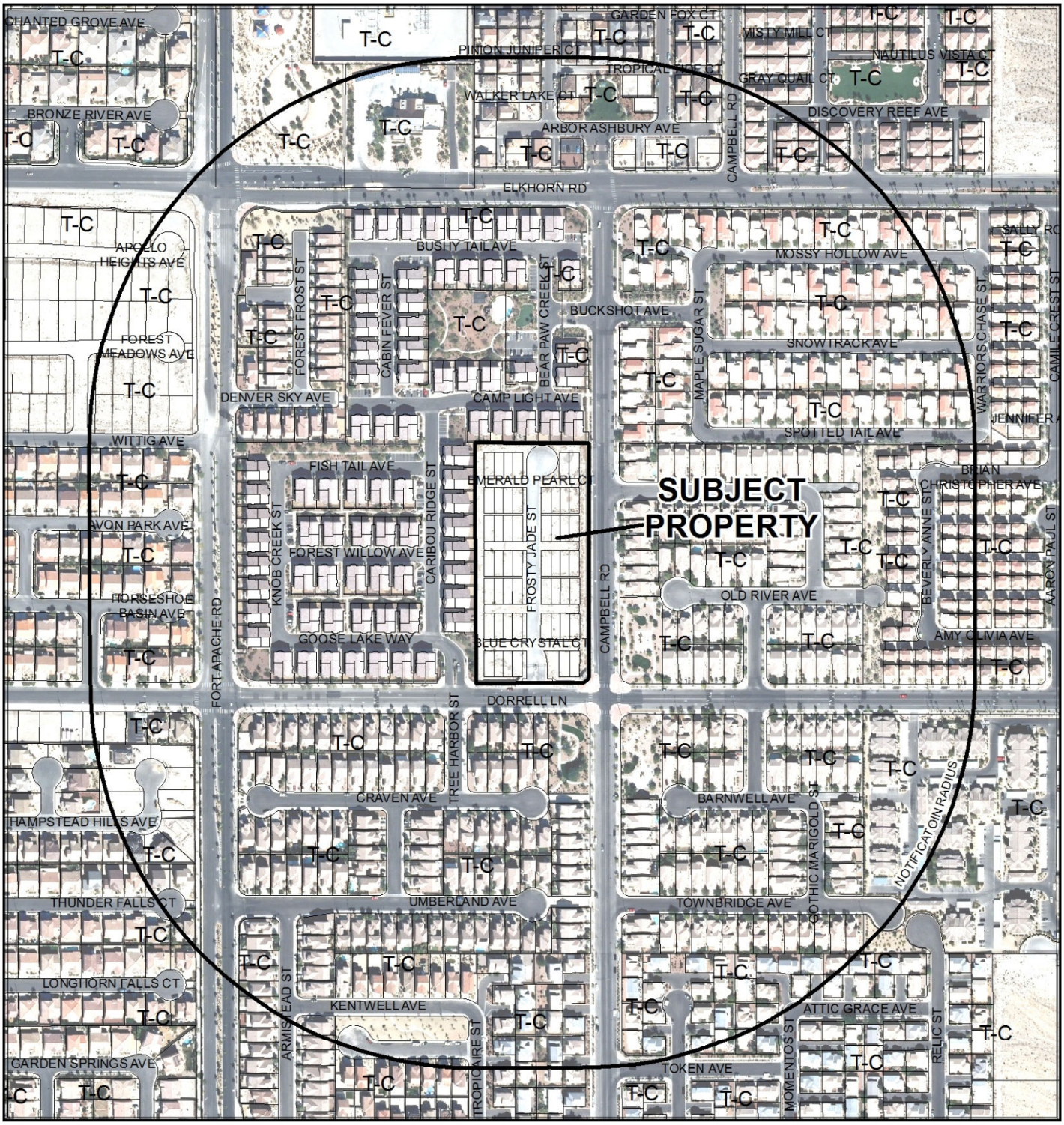
Feet

CASE: **SDR-50484 (PRJ-49966)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [MLA-TC (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



CASE: **SDR-50484 (PRJ-49966)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [MLA-TC (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-50484 APN: 125-20-118-001-052

Name of Property Owner: FLOR RONE PROPERTY, LLC

Name of Applicant: ELATION HOMES

Name of Representative: TED W. PRICE JR. AIA

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Dominic Tolizzotto

Print Name: DOMINIC TOLIZZOTTO, MANAGER OF OWNER

Subscribed and sworn before me

This 31ST day of July, 2013

Tina L. Morris

Notary Public in and for said County and State

Tina L. Morris
Notary Public State of Nevada
No. 04-93088-1
My appt. exp. July 9, 2016

PRJ-49966
09/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ELATION HOMES LLC

Project Address (Location) NWC DORRELL LANE AND CAMPBELL RD

Project Name VILLAGE OF EUREKA **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-20-118-001 TO 057 **Ward #** 6 - ROLEY

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5.08 **Lots/Units** 57 **Density** _____

Additional Information _____

PROPERTY OWNER PILAR RANCH PROPERTY LLC **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT ELATION HOMES LLC **Contact** TED N. PRICE

Address 1235 FOOTHILL RD SUITE 405 **Phone:** 805 497-9133 **Fax:** 805 957-8327

City CAMARILLO **State** CA **Zip** 93012

E-mail Address TED@CHPARCHITECTS.COM

REPRESENTATIVE LPA ARCHITECTS **Contact** KATIE LEVY

Address 17320 RED HILL AVE #175 **Phone:** 949 752-2010 **Fax:** 949 752-5774

City IRVINE **State** CA **Zip** 92614

E-mail Address KATIEL@LPAARCHITECTS.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Dominic Folizzotto

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps.

Print Name Dominic Folizzotto, MANAGER OF OWNER

Subscribed and sworn before me

This 31ST day of July, 20 13.

Tina L. Morris

Notary Public in and for said County and State

Tina L. Morris
Notary Public State of Nevada
No. 04-93088-1
My appt. exp. July 9, 2016

FOR DEPARTMENT USE ONLY	
Case #	SDR-50484
Meeting Date:	11/12/13 PC
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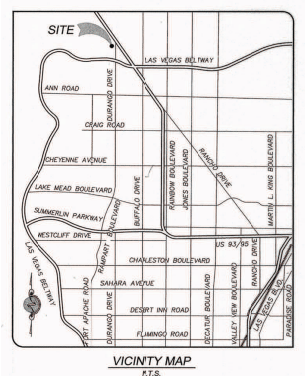
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-49966
09/26/13

Revised 10/27/08

...depot\Application Packet\Application Form.pdf



VICINITY MAP
N.T.S.



N

Graphic Scale
10' 0 20' 40' 60'

SITE PLAN

"VILLAGE OF EUROPA"
Single Family Detached Residences
City of Las Vegas, Nevada

LGS Nevada
architecture · land planning · forensic
Irvine, California
(949) 752-2010

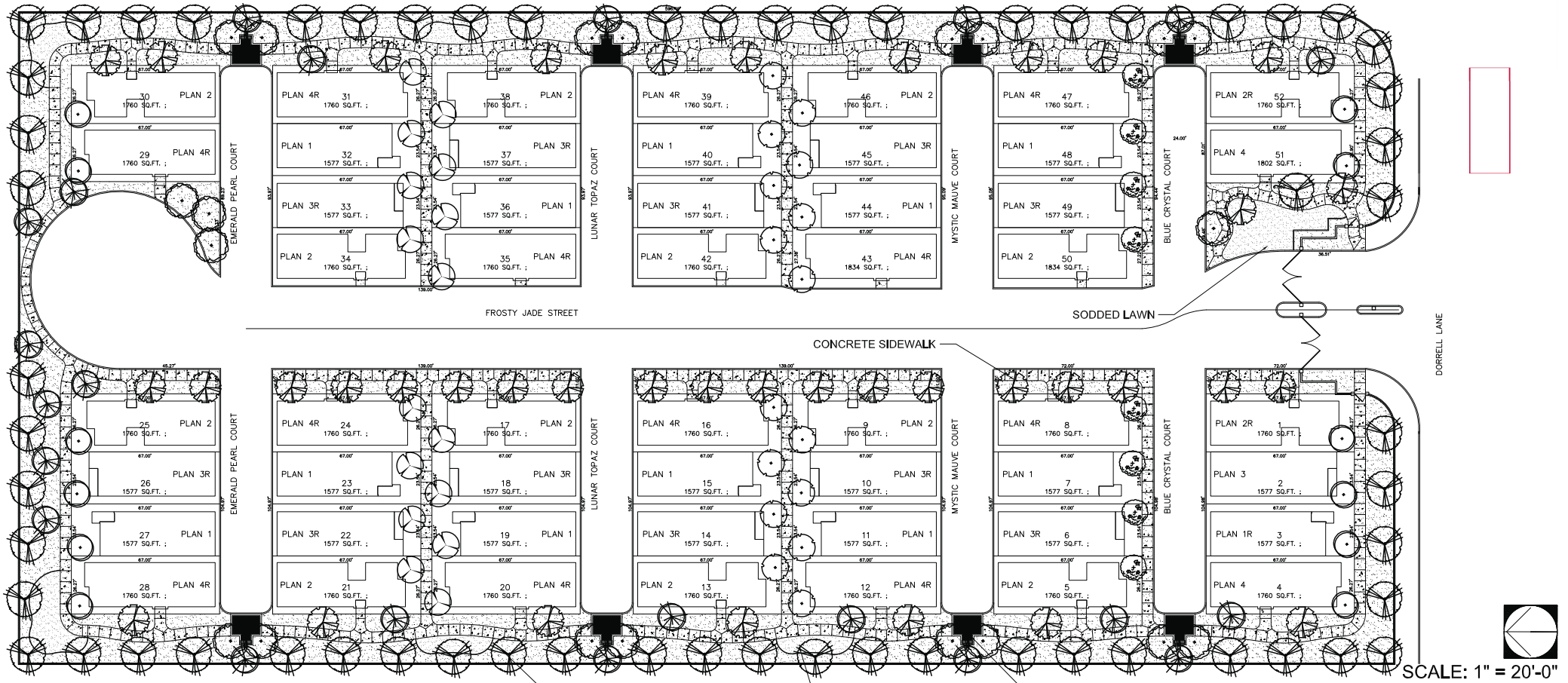
Elation HOMES
"Creating Elated Homebuyers"

© Floor plans and elevations are an artist?s conception and are not intended to show specific detailing. Floor plans are the property of Elation Homes and protected by U. S. copyright law. Plans, elevation designs, materials, and dimensions subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction

07/25/2013

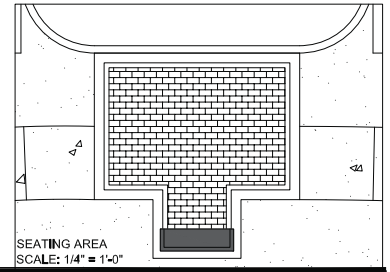
SDR-50484

CAMPBELL ROAD



PROPOSED TREE LEGEND

- 60 - 36" BOX - SINGLE TRUNK - CATHEDRAL OAK
- 20 - 36" BOX - SINGLE TRUNK - HOLLY OAK
- 38 - 24" BOX - MULTI TRUNK - AFRICAN SUMAC
- 22 - 24" BOX - MULTI TRUNK - WILSON OLIVES
- 12 - 24" BOX - SINGLE TRUNK - MAGNOLIA
- 16 - 24" BOX - SINGLE TRUNK - GLOSSY PRIVET
- 16 - 24" BOX - MULTI TRUNK - CHINESE ELM
- 8 - 24" BOX - MULTI TRUNK - FLOWERING PLUM



Date: 07-12-13

CONCEPTUAL LANDSCAPE PLAN

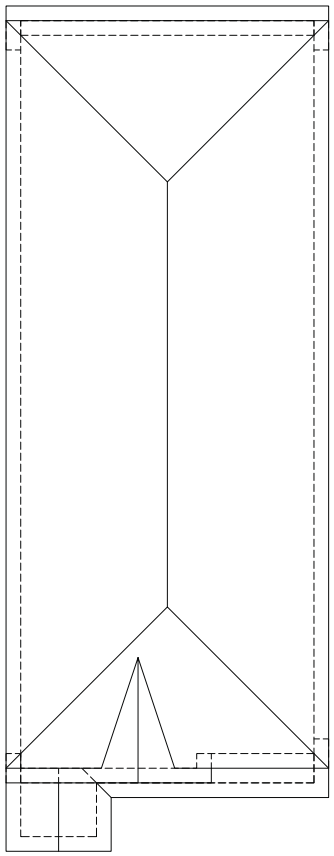
Drawn by: KLF

VILLAGE OF EUROPA

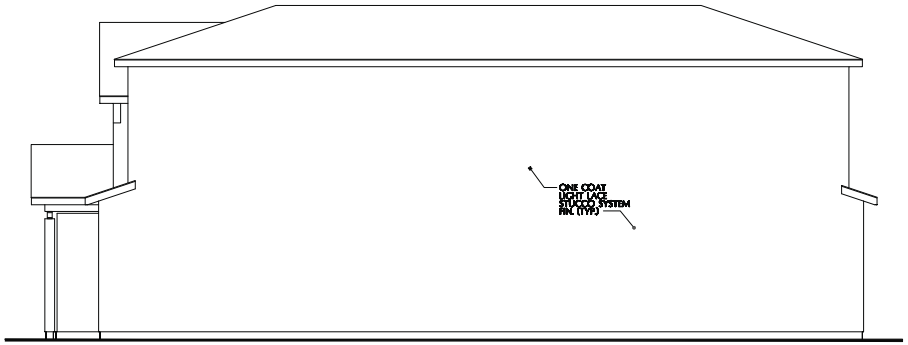
PREPARED FOR ELATION HOMES

GTI
1220 S. COMMERCE ST. #120
LAS VEGAS, NV. 89102
OFFICE: 702-220-5621
FAX: 702-851-7941
LICENSE C-1067575 UNLIMITED

SDR-50484



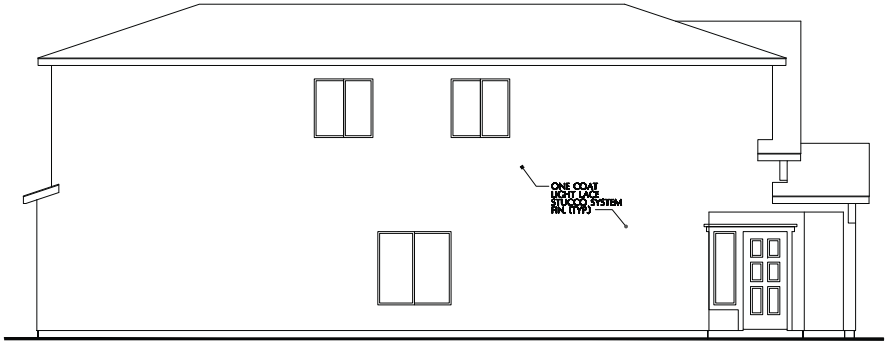
ROOF PLAN



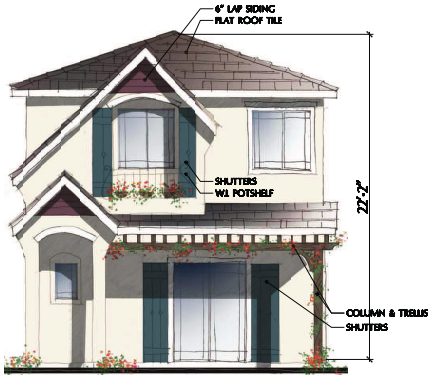
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION
COLOR SCHEME SHALL MATCH
THIS ILLUSTRATION

Graphic Scale
5' 0 5' 10' 15'

ELEVATION 1 - FRENCH COTTAGE/COUNTRY

LGS Nevada
architecture · land planning · forensic
Irvine, California
(949) 752-2010

"VILLAGE OF EUROPA"
Single Family Detached Residences
City of Las Vegas, Nevada

Elation HOMES
"Creating Elated Homebuyers"

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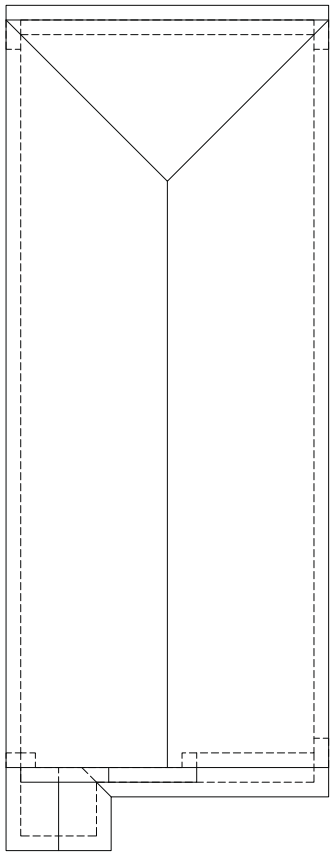
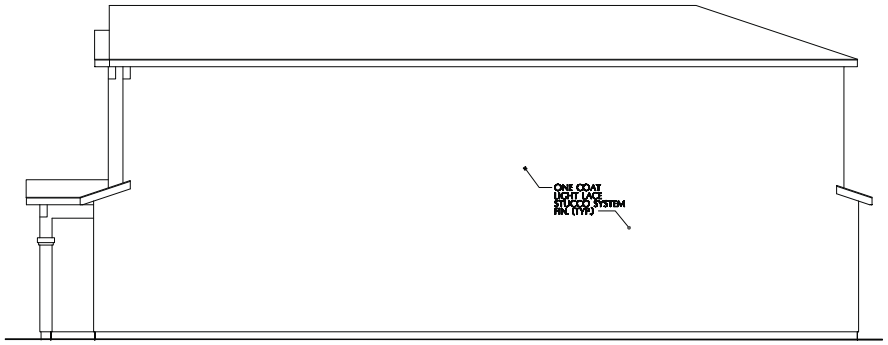
SDR-50484



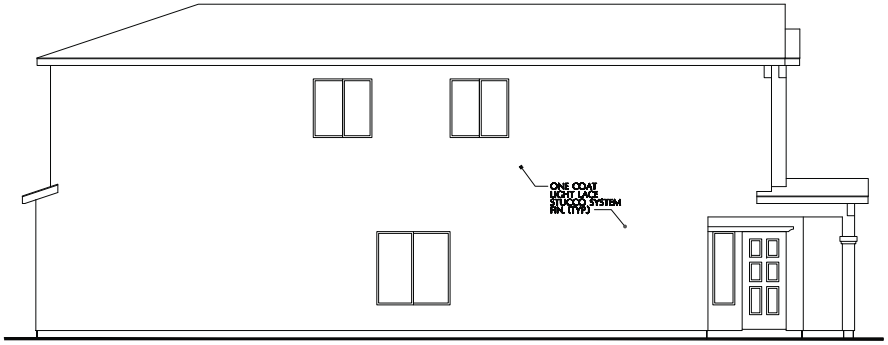
ROOF PLAN



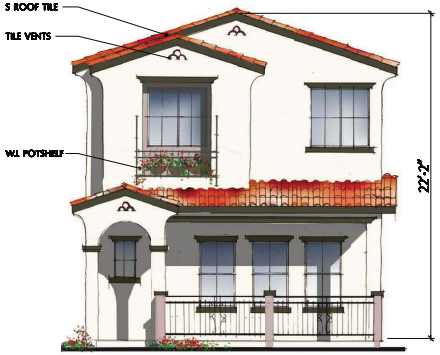
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION
COLOR SCHEME SHALL MATCH
THIS ILLUSTRATION

Graphic Scale
5' 0 5' 10' 15'

ELEVATION 1 - SPANISH

"VILLAGE OF EUROPA"
Single Family Detached Residences
City of Las Vegas, Nevada

LGS Nevada
architecture · land planning · forensic
Irvine, California
(949) 752-2010

Elation HOMES
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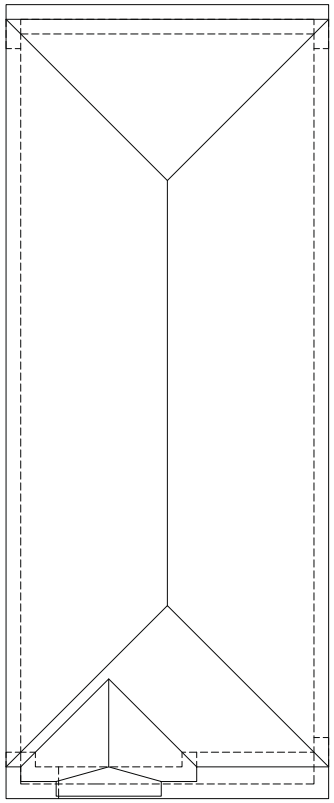

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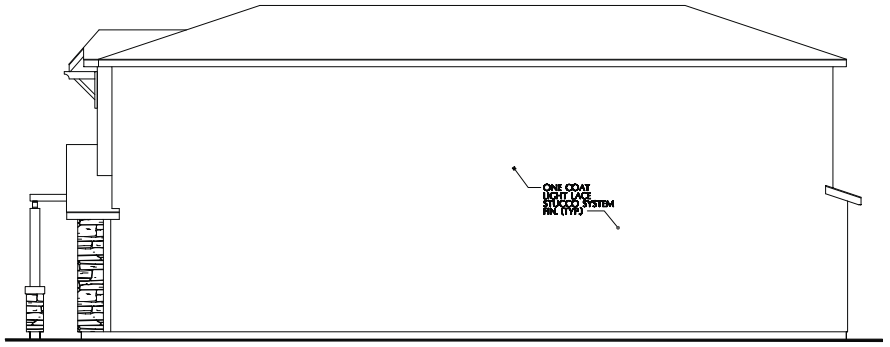
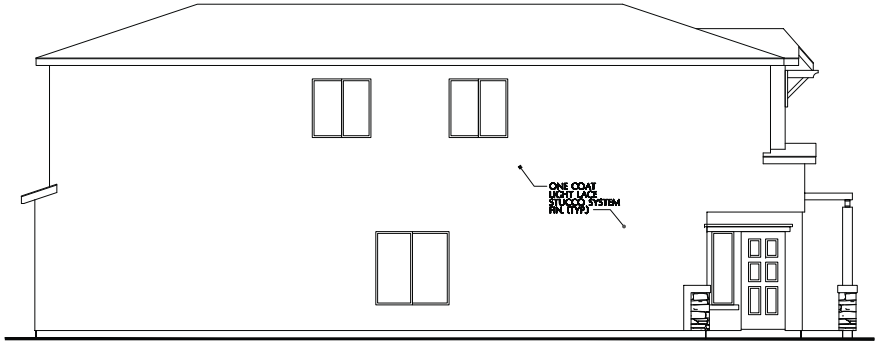


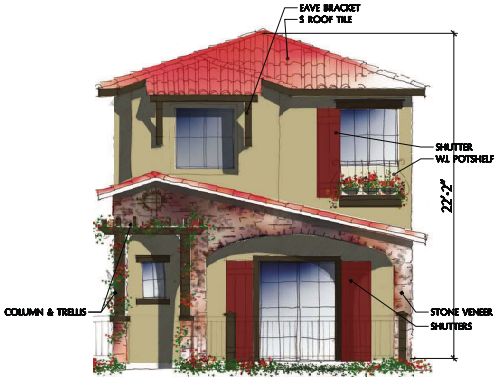
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION
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Graphic Scale
5' 0 5' 10' 15'

ELEVATION 1 - TUSCAN

"VILLAGE OF EUROPA"
Single Family Detached Residences
City of Las Vegas, Nevada

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Irvine, California
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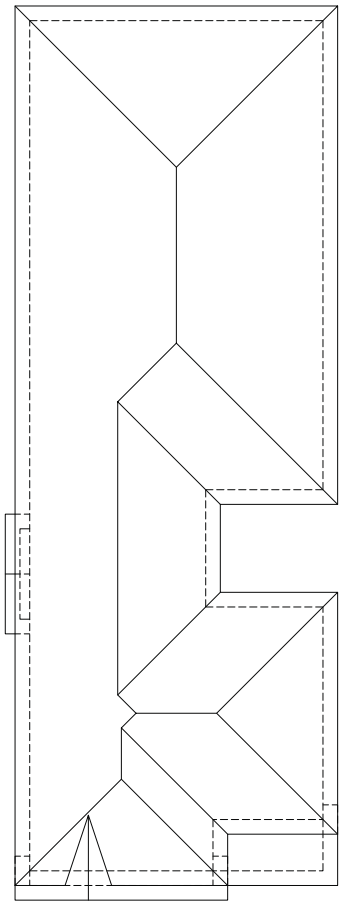
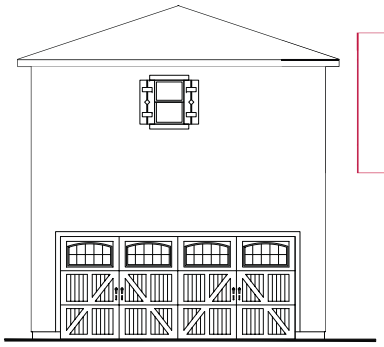


ROOF PLAN



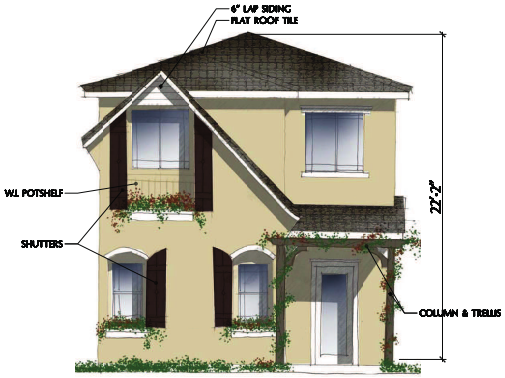
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION
COLOR SCHEME SHALL MATCH
THIS ILLUSTRATION

Graphic Scale
5' 0 5' 10' 15'

ELEVATION 2 - FRENCH COTTAGE/COUNTRY

SDR-50484

"VILLAGE OF EUROPA"
Single Family Detached Residences
City of Las Vegas, Nevada

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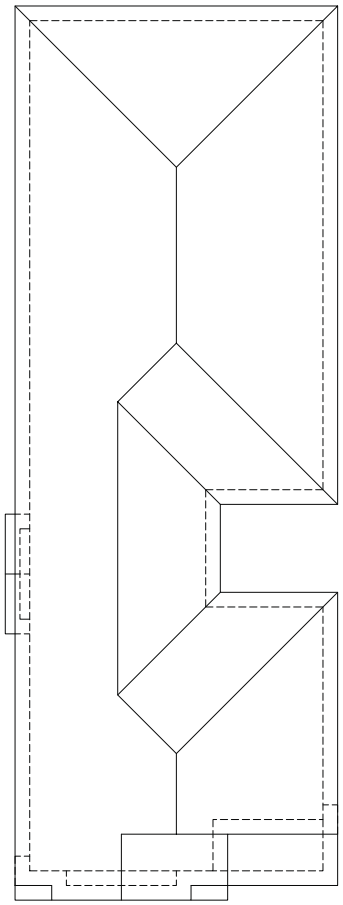
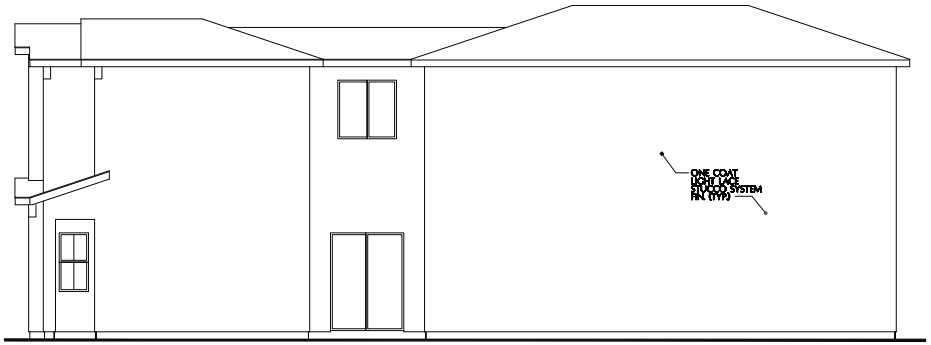
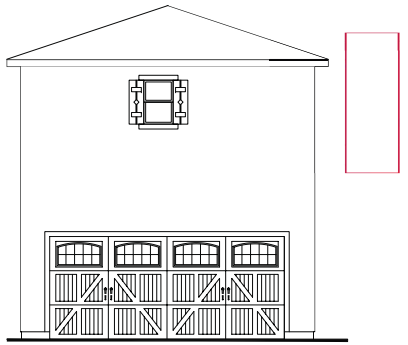


ROOF PLAN

Graphic Scale
5' 0 5' 10' 15'



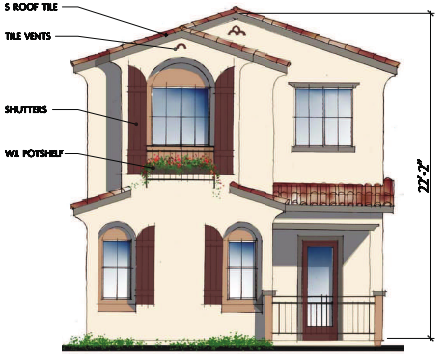
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION
COLOR SCHEME SHALL MATCH
THIS ILLUSTRATION

ELEVATION 2 - SPANISH

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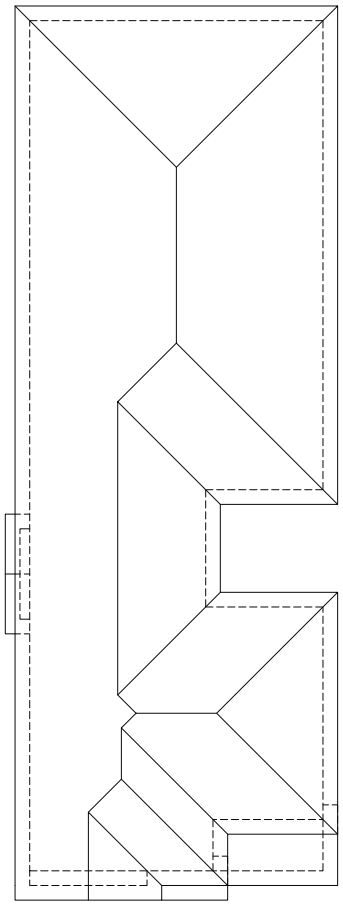
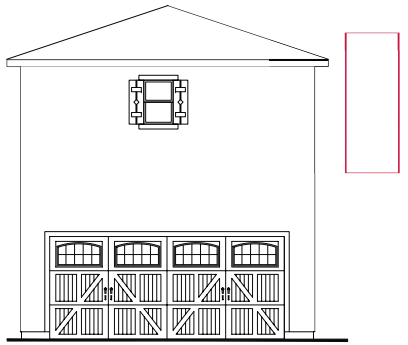


ROOF PLAN

Graphic Scale
5' 0 5' 10' 15'



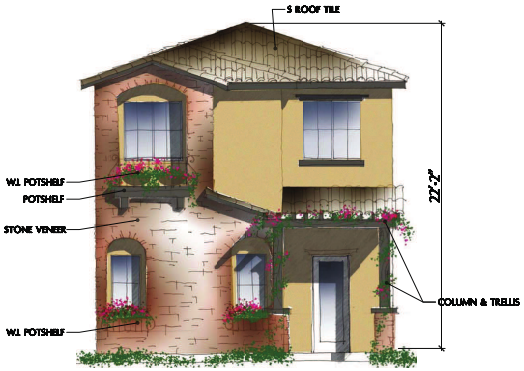
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION
COLOR SCHEME SHALL MATCH
THIS ILLUSTRATION

ELEVATION 2 - TUSCAN

"VILLAGE OF EUROPA"
Single Family Detached Residences
City of Las Vegas, Nevada

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Irvine, California
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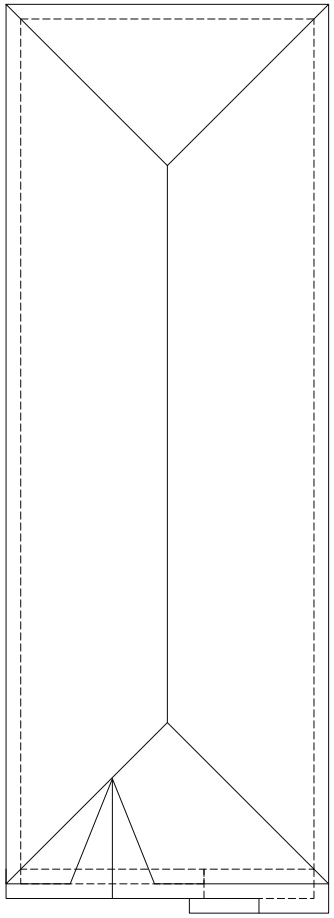
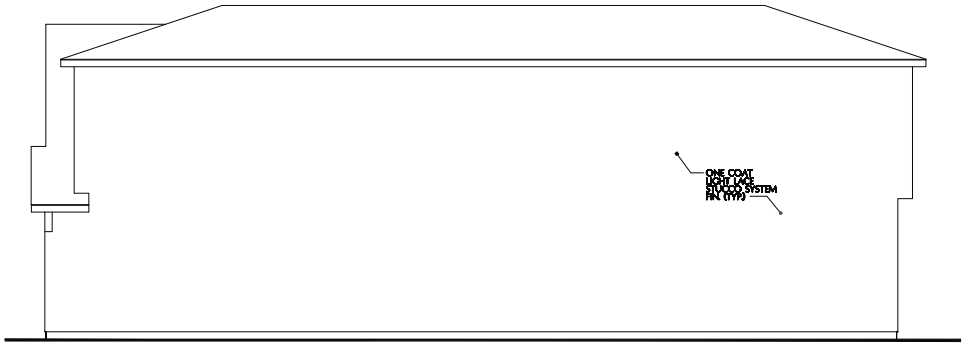


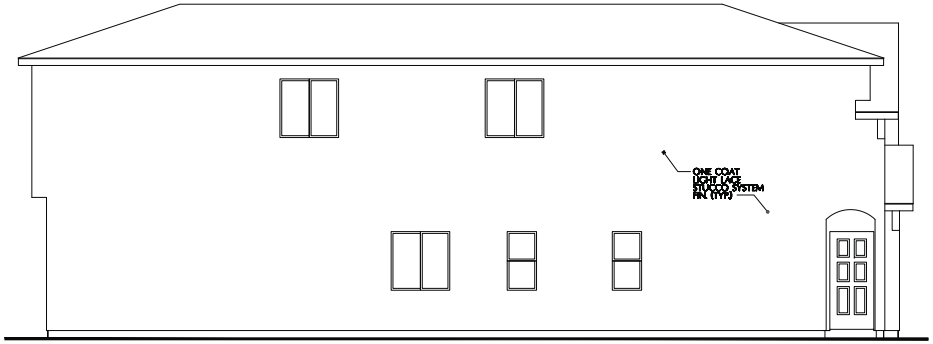
ROOF PLAN



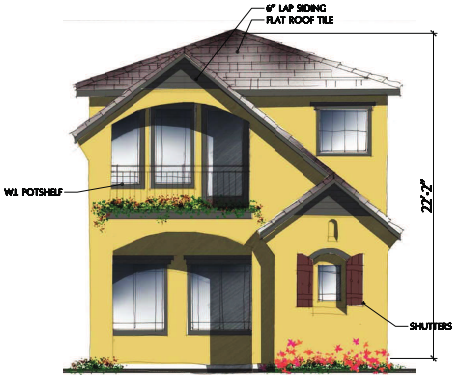
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION
COLOR SCHEME SHALL MATCH
THIS ILLUSTRATION

Graphic Scale
5' 0 5' 10' 15'

ELEVATION 3 - FRENCH COTTAGE/COUNTRY

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"VILLAGE OF EUROPA"
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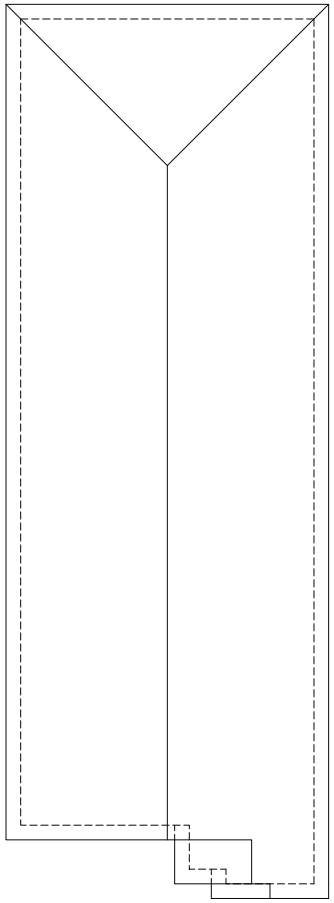

ROOF PLAN

Graphic Scale
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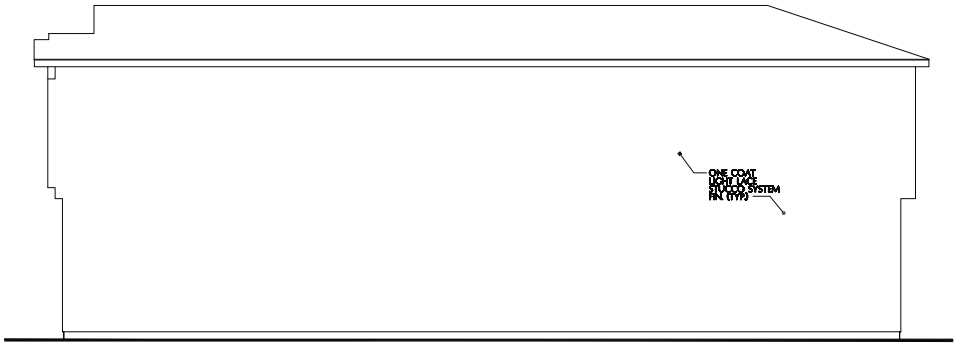
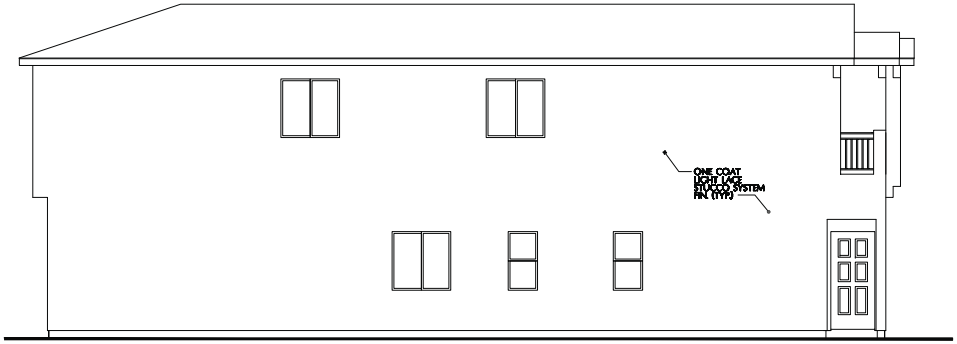


RIGHT ELEVATION



REAR ELEVATION



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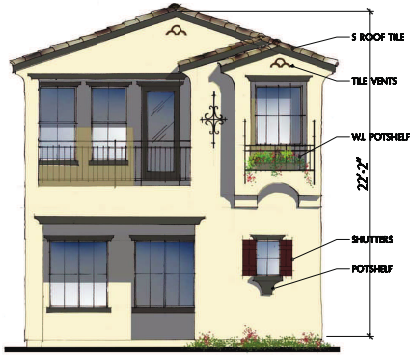

FRONT ELEVATION
COLOR SCHEME SHALL MATCH
THIS ILLUSTRATION

ELEVATION 3 - SPANISH

"VILLAGE OF EUROPA"
Single Family Detached Residences
City of Las Vegas, Nevada

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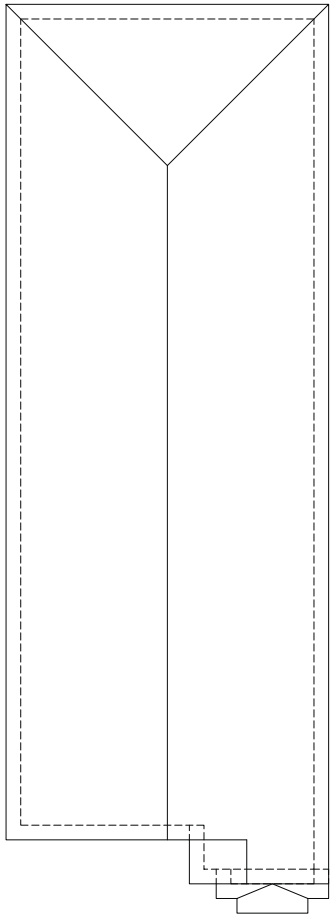
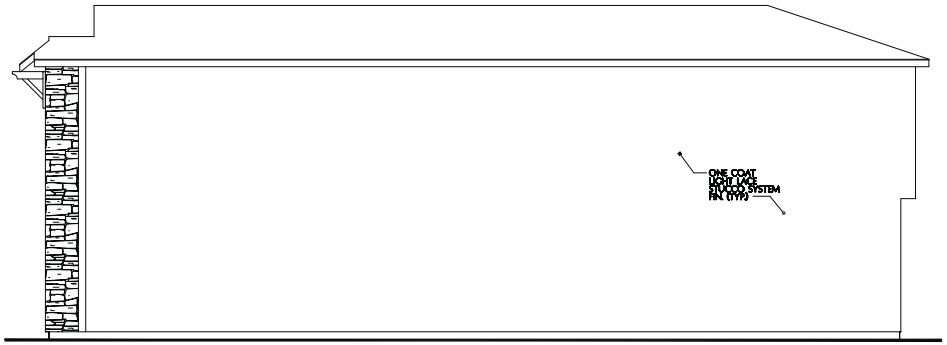


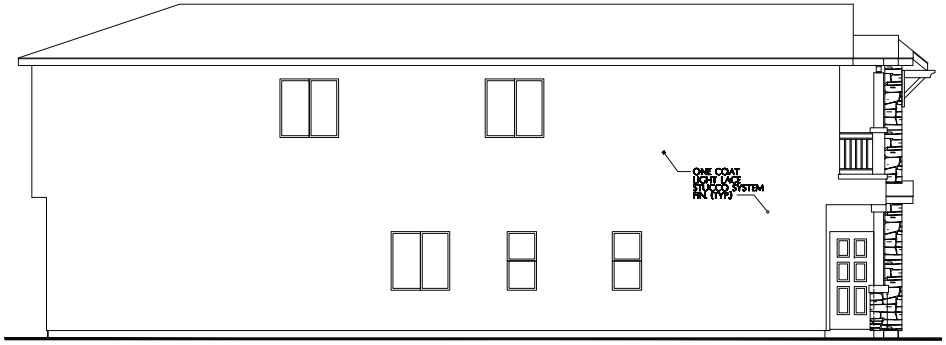
ROOF PLAN



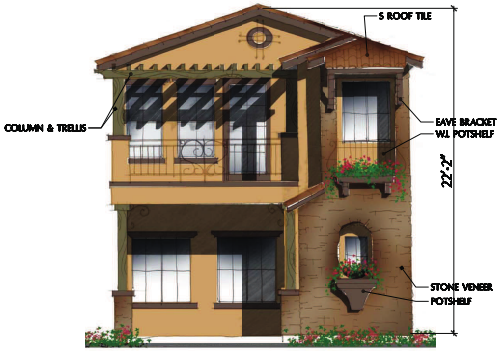
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION
COLOR SCHEME SHALL MATCH
THIS ILLUSTRATION

Graphic Scale
5' 0 5' 10' 15'

ELEVATION 3 - TUSCAN

"VILLAGE OF EUROPA"
Single Family Detached Residences
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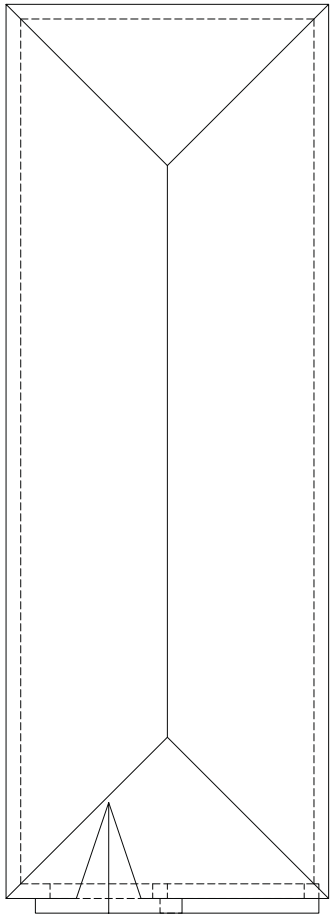
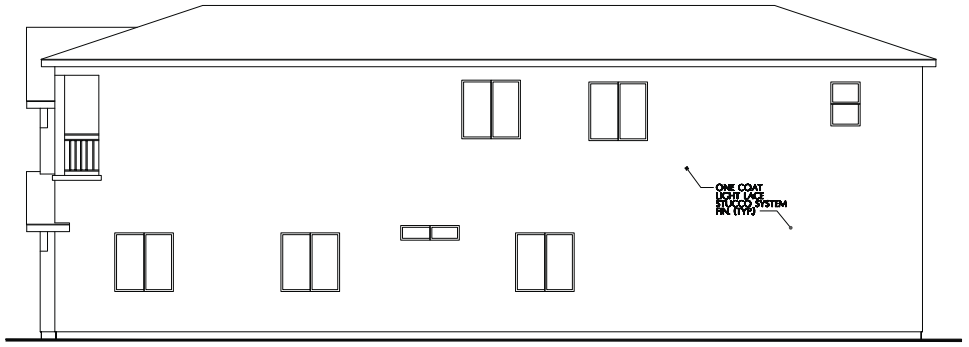


ROOF PLAN

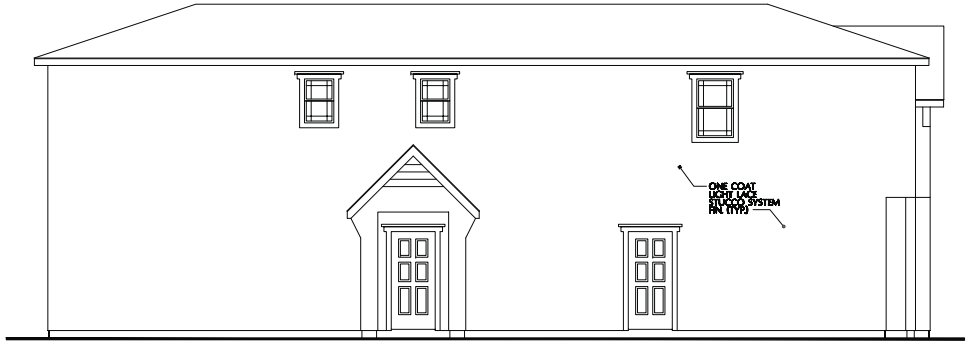
Graphic Scale
5' 0 5' 10' 15'



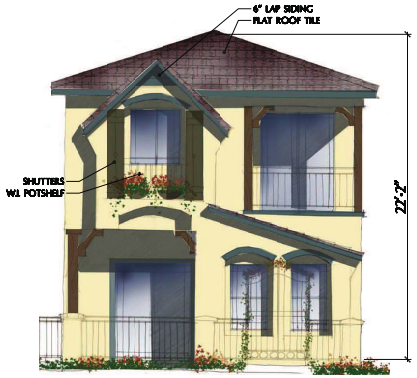
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION
COLOR SCHEME SHALL MATCH
THIS ILLUSTRATION

ELEVATION 4 - FRENCH COTTAGE/COUNTRY

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"VILLAGE OF EUROPA"
Single Family Detached Residences
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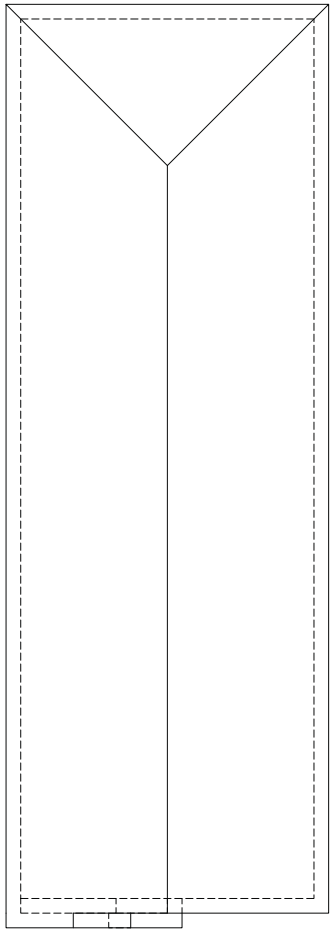
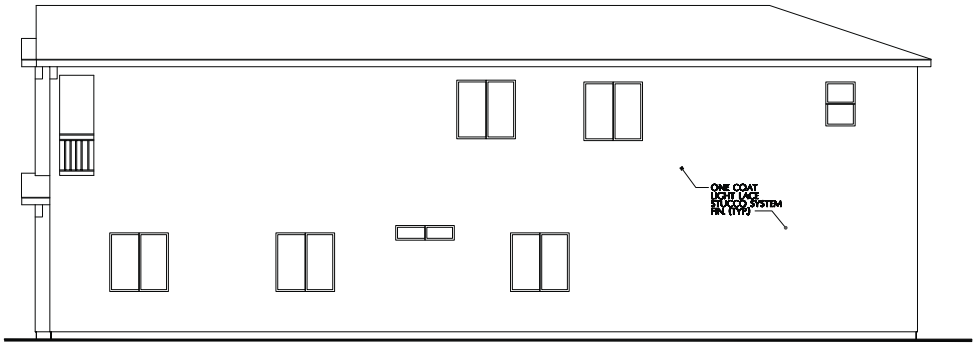


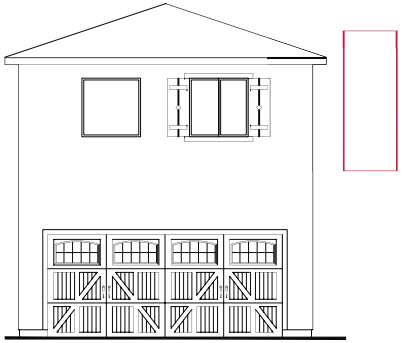
ROOF PLAN

Graphic Scale

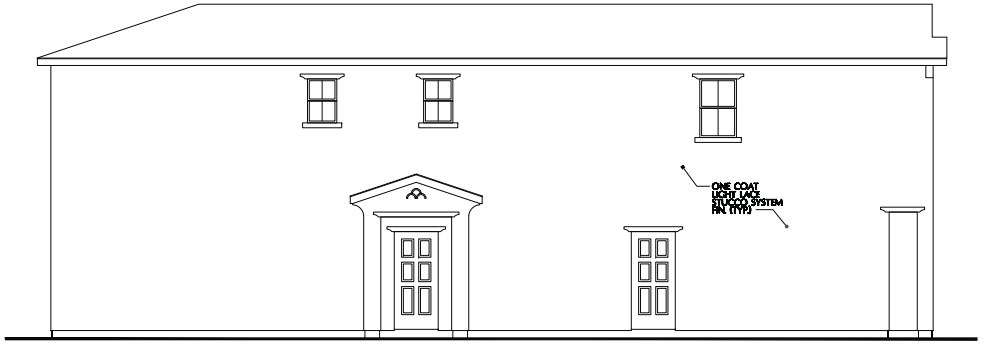
5' 0 5' 10' 15'



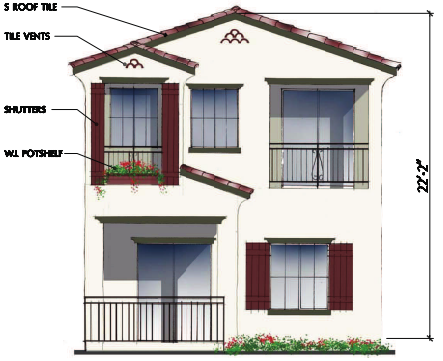
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION
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ELEVATION 4 - SPANISH

"VILLAGE OF EUROPA"
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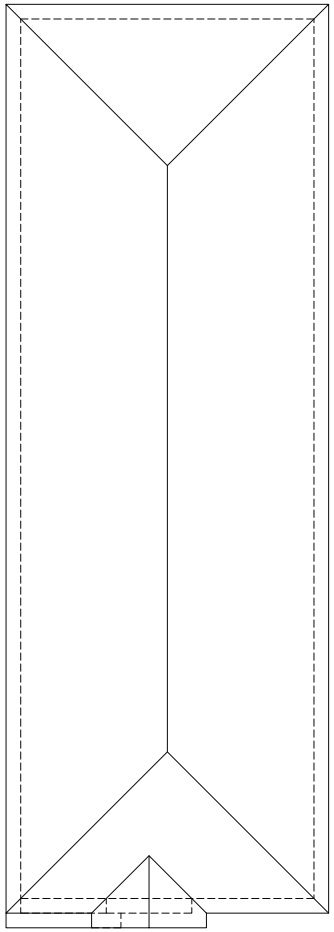
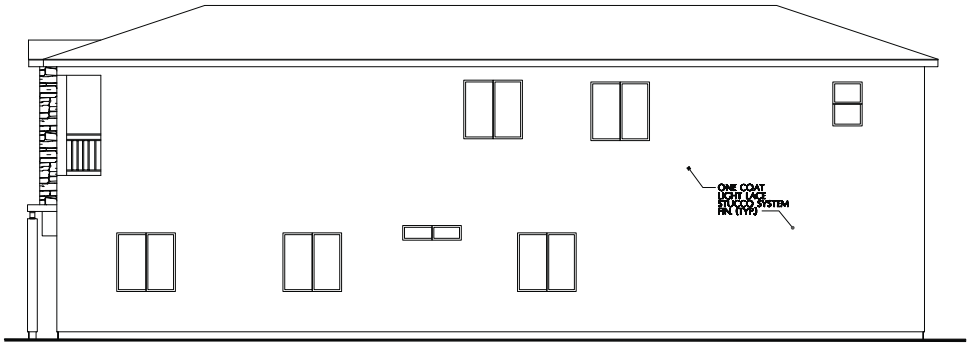


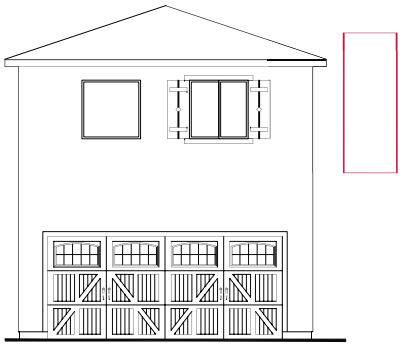
ROOF PLAN

Graphic Scale

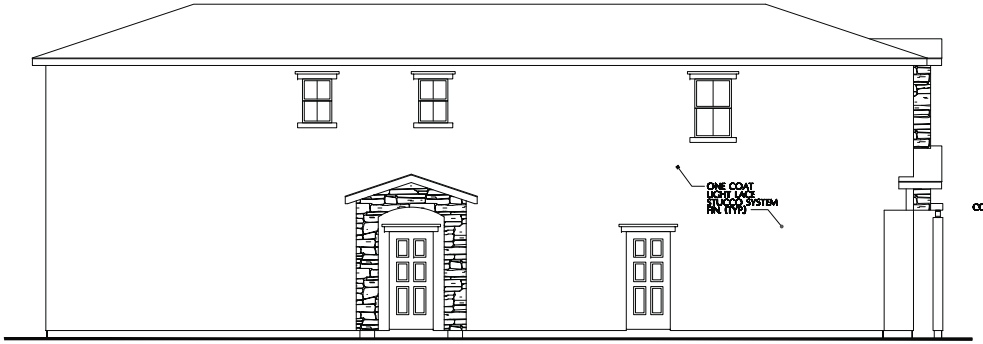
5' 0 5' 10' 15'



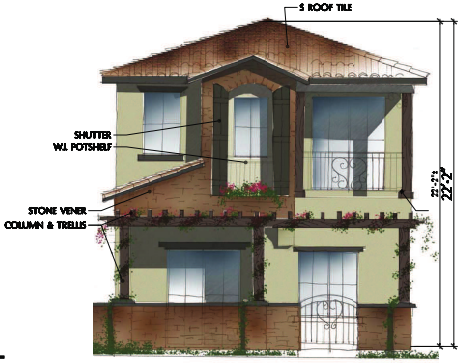
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION
COLOR SCHEME SHALL MATCH
THIS ILLUSTRATION

ELEVATION 4 - TUSCAN

"VILLAGE OF EUROPA"
Single Family Detached Residences
City of Las Vegas, Nevada

LGS Nevada
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Irvine, California
(949) 752-2010

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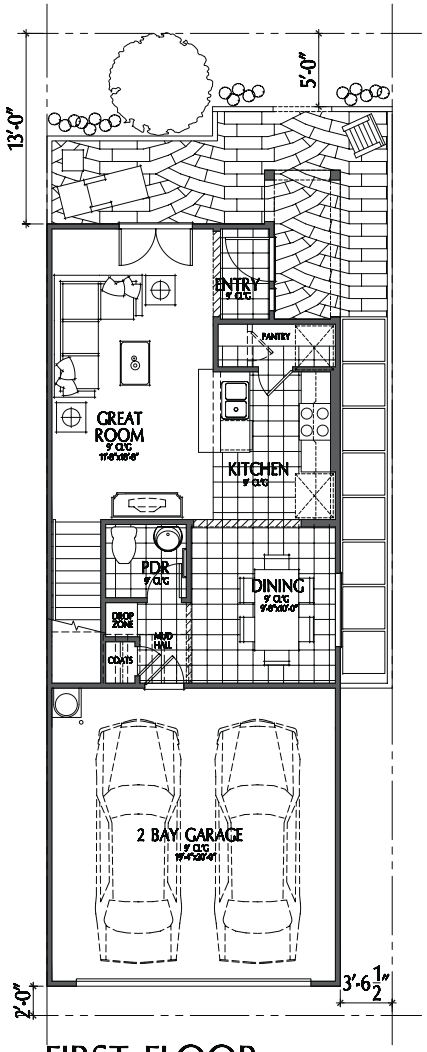
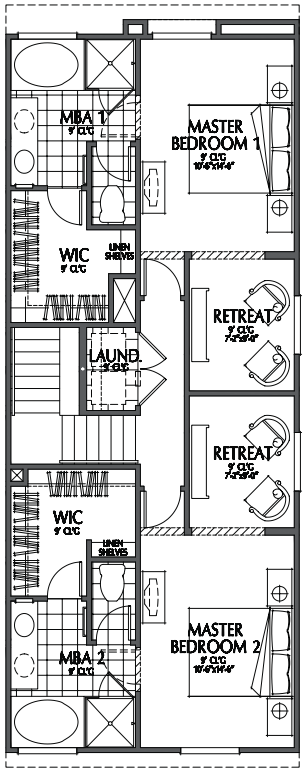
07/25/2013

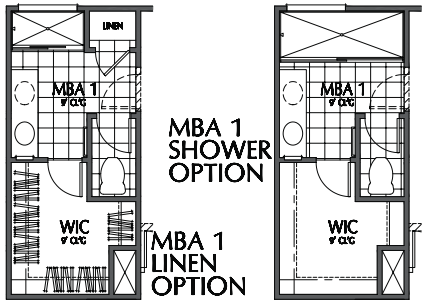
SDR-50484

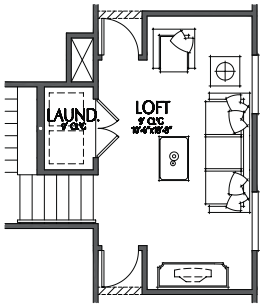


FIRST FLOOR

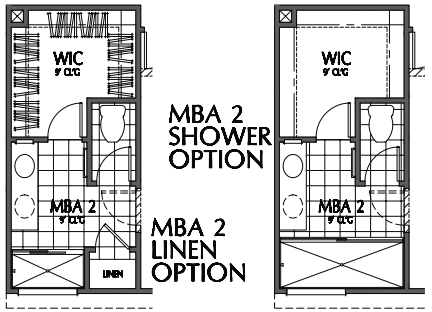


SECOND FLOOR
921 SQ. FT.





LOFT OPTION



PLAN 1
1525 SQ. FT.



ELEVATION 1 - FRENCH COTTAGE/COUNTRY



ELEVATION 1 - TUSCAN



ELEVATION 1 - SPANISH

"VILLAGE OF EUROPA"
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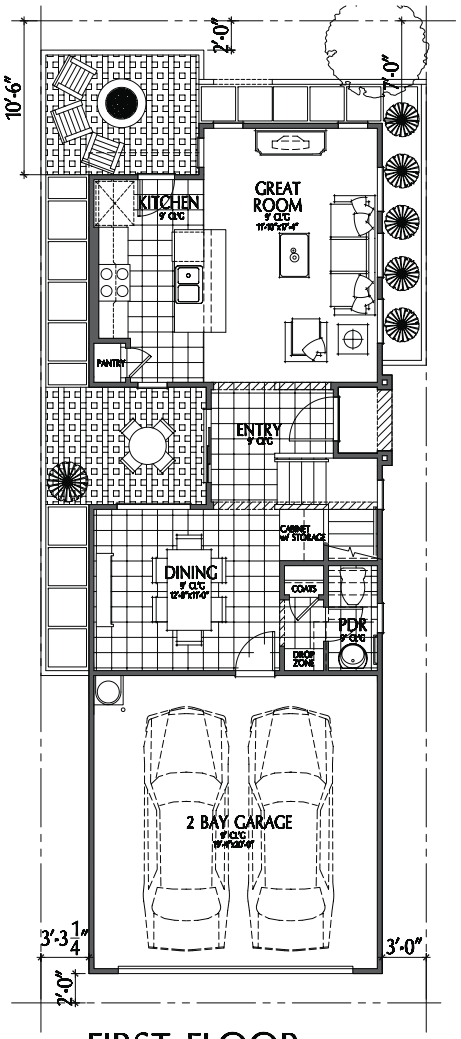
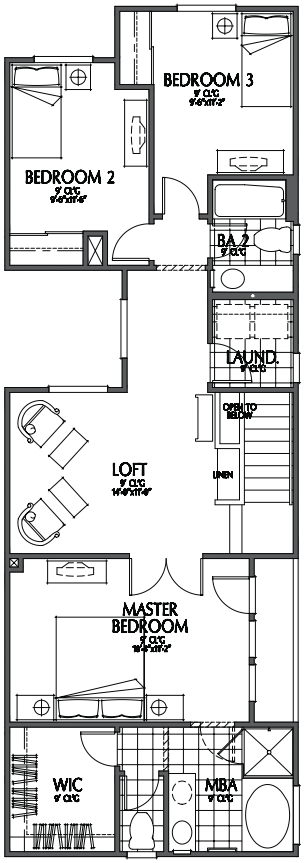
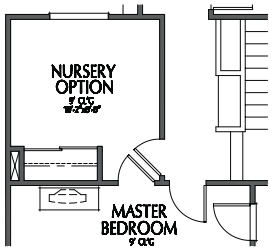
SDR-50484



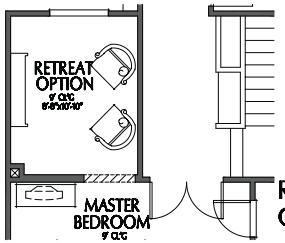
FIRST FLOOR
653 SQ. FT.



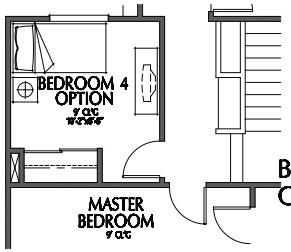
SECOND FLOOR
986 SQ. FT.



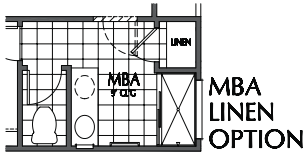
NURSERY OPTION



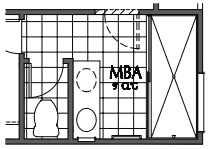
RETREAT OPTION



BEDROOM 4 OPTION



MBA LINEN OPTION



MBA SHOWER OPTION

PLAN 2
1,639 SQ. FT.



ELEVATION 2 - FRENCH COTTAGE/COUNTRY



ELEVATION 2 - TUSCAN



ELEVATION 2 - SPANISH

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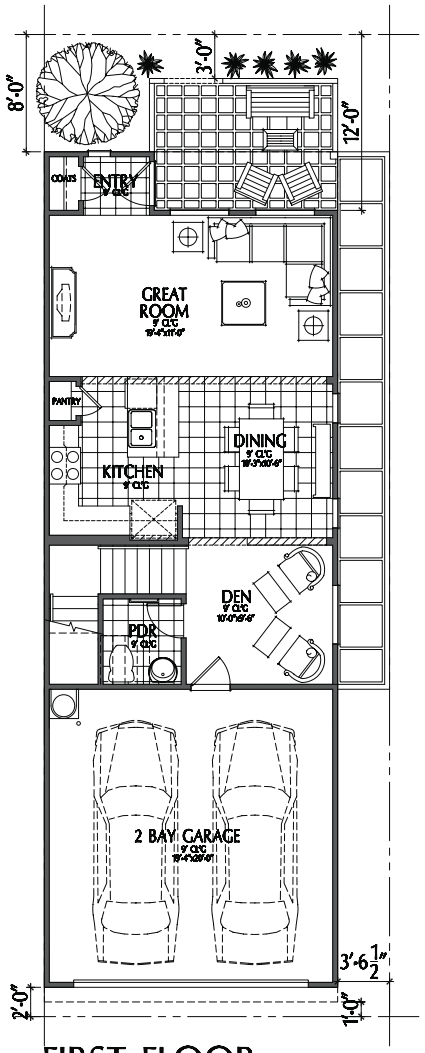
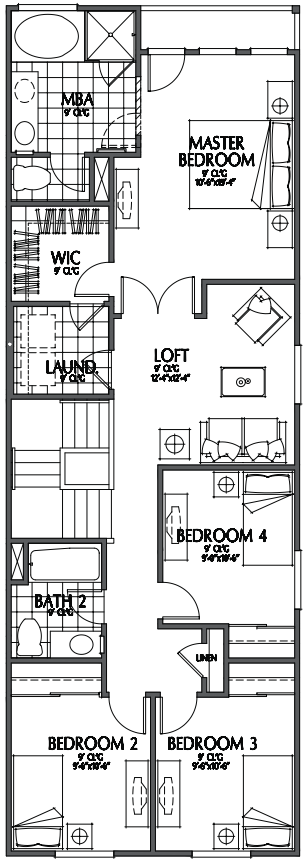
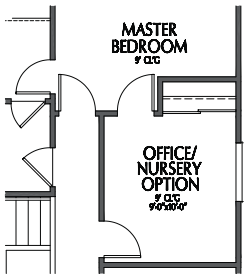
SDR-50484



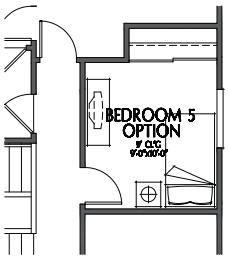
FIRST FLOOR
683 SQ. FT.



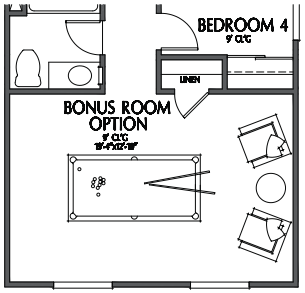
SECOND FLOOR
1,070 SQ. FT.



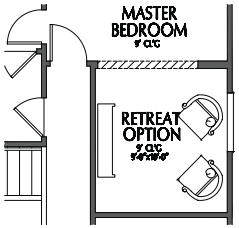
NURSERY OPTION



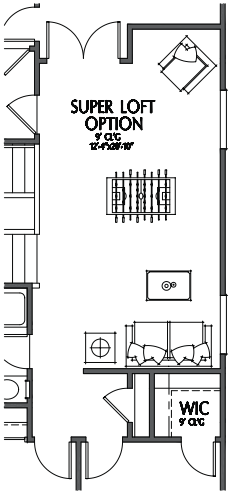
BEDROOM 5 OPTION



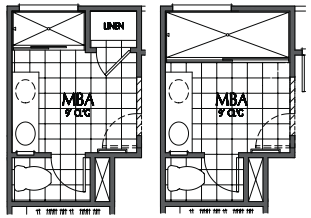
BONUS ROOM OPTION



RETREAT OPTION



SUPER LOFT OPTION



PLAN 3

BONUS ROOM OPTION | MBA LINEN OPTION | MBA SHOWER OPTION

1,753 SQ. FT.



ELEVATION 3 - FRENCH COTTAGE/COUNTRY



ELEVATION 3 - TUSCAN



ELEVATION 3 - SPANISH

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Single Family Detached Residences
City of Las Vegas, Nevada

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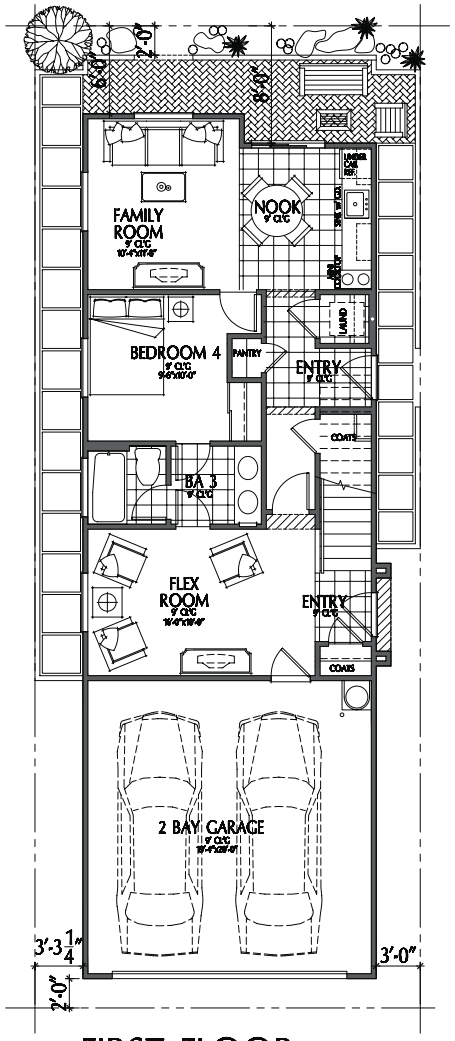
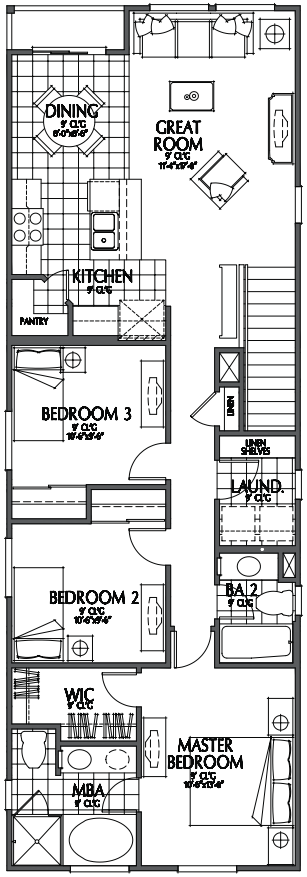
07/25/2013

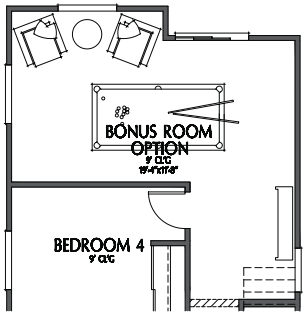
SDR-50484



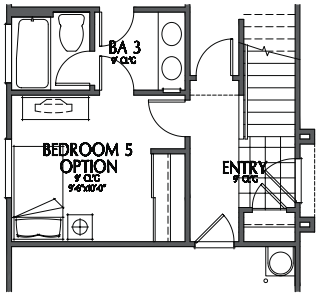
FIRST FLOOR
755 SQ. FT.



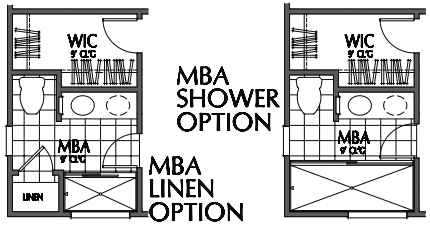
SECOND FLOOR
1,113 SQ. FT.



BONUS ROOM OPTION



BEDROOM 5 OPTION



PLAN 4
1,868 SQ. FT.



ELEVATION 4 - FRENCH COTTAGE/COUNTRY



ELEVATION 4 - TUSCAN



ELEVATION 4 - SPANISH

"VILLAGE OF EUROPA"
Single Family Detached Residences
City of Las Vegas, Nevada

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07/25/2013

SDR-50484

LGS Nevada
architecture • land planning • forensic

July 24, 2013

Spinnaker Village IV
"Village of Europa"

APN 125-20-118-001 through 052
Location: NWC Dorrell Lane & Campbell Road

Justification Letter

LGS Nevada is proposing to design single family detached homes on the current zoning. Detached residences make a community feel richer than an attached community. Additionally, detached homes give home buyers more personal space and comfortable living. The density would stay the same at 10 dwelling units per acre. The site is 5.08 acres and there are 52 lots. The proposed setbacks of the residences are as follows:

- Garages (Rears):
  - 2'-0" for the first floor
  - Varies 1'-0" to 3'-0" for the second floor
- Estrada Walkways (Fronts) :
  - Varies 6'-0" to 13'-0" to the front of the residence
  - Varies 2'-0" to 5'-0" to the front of the private patios
- Side:
  - Middle lots: 0 lot line & 3'-6.5"
  - End lots: 3'-3.25" next to the 0 lot line & 3'-0" at the end

Currently there is a condition stating "minimum distance between buildings of 15' with a 5' allowable encroachment for enclosed porches and patios." We would like to propose to remove this condition as this is ambiguous and we are proposing new setbacks.

The Fronts of the Residences are located off the Estrada; and our intention is create an inviting atmosphere as you walk along the Estrada. The Fronts of the Residences will be staggered to create an open feeling. With the minimum front setback at 6'-0" to the walkway, and a 5'-0" walkway, the minimum distance between the fronts of the buildings is 17'-0". Each Residence has a private patio which opens in their front yard directly off the Estrada. These patios will have low privacy walls and arched entryways.

Regarding the Floor Plans, with our proposed setbacks above, we have created a shell that is 20' wide by maximum 59' deep. 20' of this depth will be the garage on the first

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PRJ-49966
09/26/13

SDR-50484

floor. To allow for detached residences to fit on these narrow lots, we are proposing side setback at the 0 lot lines. The plans are all detached, and there will be no shared common wills between the plans. 4 floor plans are designed with square footages ranging from 1,500-1,900. The Buildings are all 2 story buildings and will not exceed 35' in height.

Our intent is to design a European influenced community. We want to make the Estrada walkways user friendly and inviting, incorporating patios, courtyards, paseos, and Juliet balconies. We will use featured pavers throughout to enhance the walkways. There will be a fitness circuit around the perimeter of the property.

Katie Levy

KatieL@LGSarchitects.com
www.lgsarchitects.com

PRJ-49966
09/26/13

SDR-50484

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

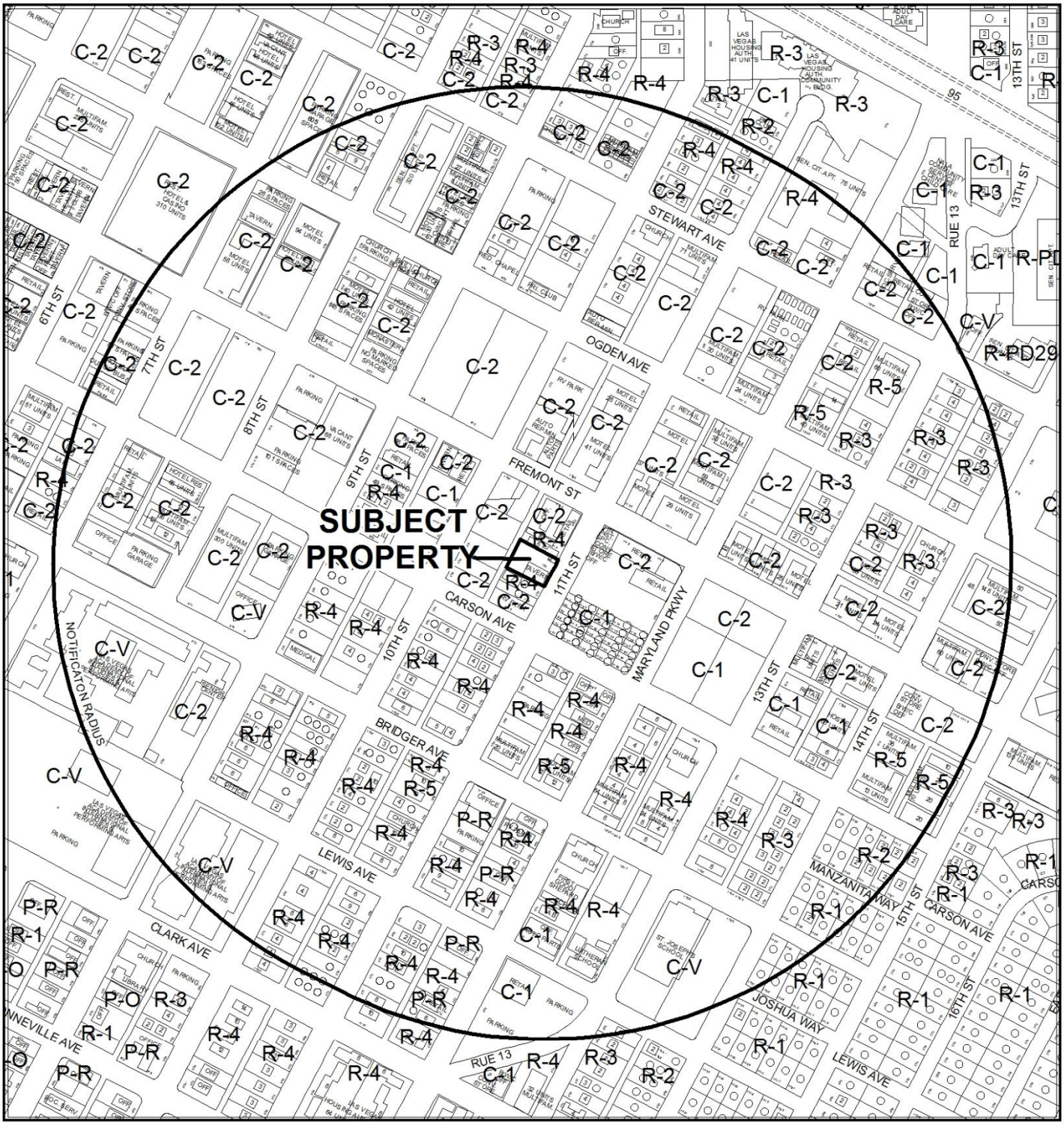
SUBJECT:
SDR-51434 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 11TH STREET TAVERN, LLC - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED EXPANSION OF A LEGAL, NON-CONFORMING LIQUOR ESTABLISHMENT (TAVERN) USE on 0.33 acres at 124 South 11th Street (APN 139-34-712-079), Ward 3 (Coffin) [PRJ-51401].

MAY GO TO CITY COUNCIL ON 12/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



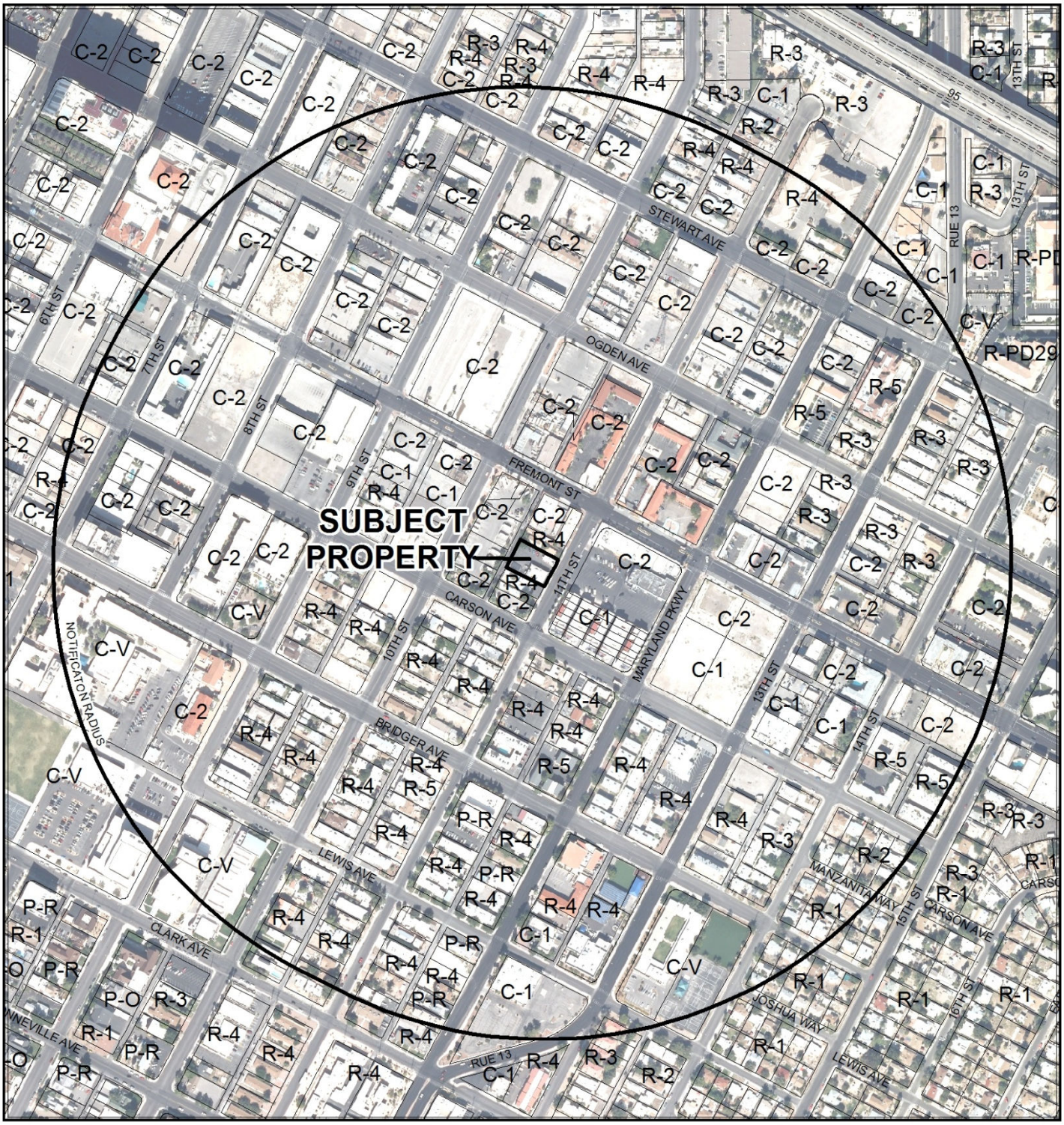
0 400 800 Feet

CASE: **SDR-51434 (PRJ-51401)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



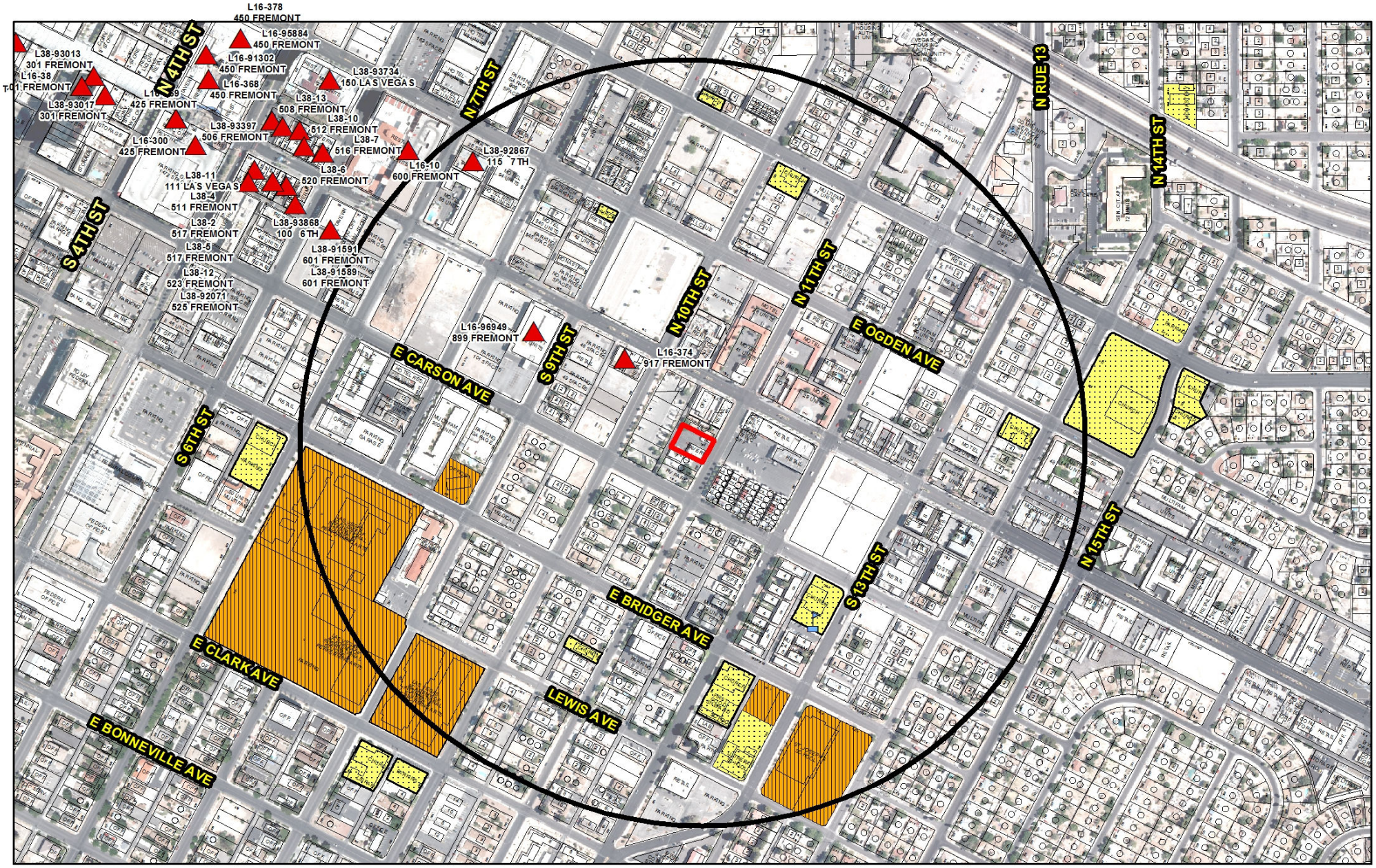
0 400 800 Feet

CASE: **SDR-51434 (PRJ-51401)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



SDR-51434 (PRJ-51401)

Tavern-Limited Establishment

Business Licenses

- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 1500 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, October 02, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-51434

Case Number: PRJ-51401 APN: 139-34-712-079

Name of Property Owner: 11th Street Tavern, LLC

Name of Applicant: 11th Street Tavern, LLC

Name of Representative: Todd Kessler

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew B. Donner, Manager

Subscribed and sworn before me

This 24 day of Sept., 20 13

Darlene Nepp

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-51401
09/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 124 S 11th Street/Las Vegas, NV 89101

Project Name Bunkhouse **Proposed Use** _____

Assessor's Parcel #(s) 139-34-712-079 **Ward #** 3-Coffin

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 33 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 11th Street Tavern, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 489-5188

City Las Vegas **State** NV **Zip** 89101

E-mail Address Todd@rgglv.com

APPLICANT 217 LVB, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 489-5188

City Las Vegas **State** NV **Zip** 89101

E-mail Address Todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 489-5188

City Las Vegas **State** NV **Zip** 89101

E-mail Address Todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Andrew B. Donner

Subscribed and sworn before me

This 24 day of Sept., 20 13.

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SDR-51434
Meeting Date:	11/12/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-51401
09/26/13

Revised 10/27/08

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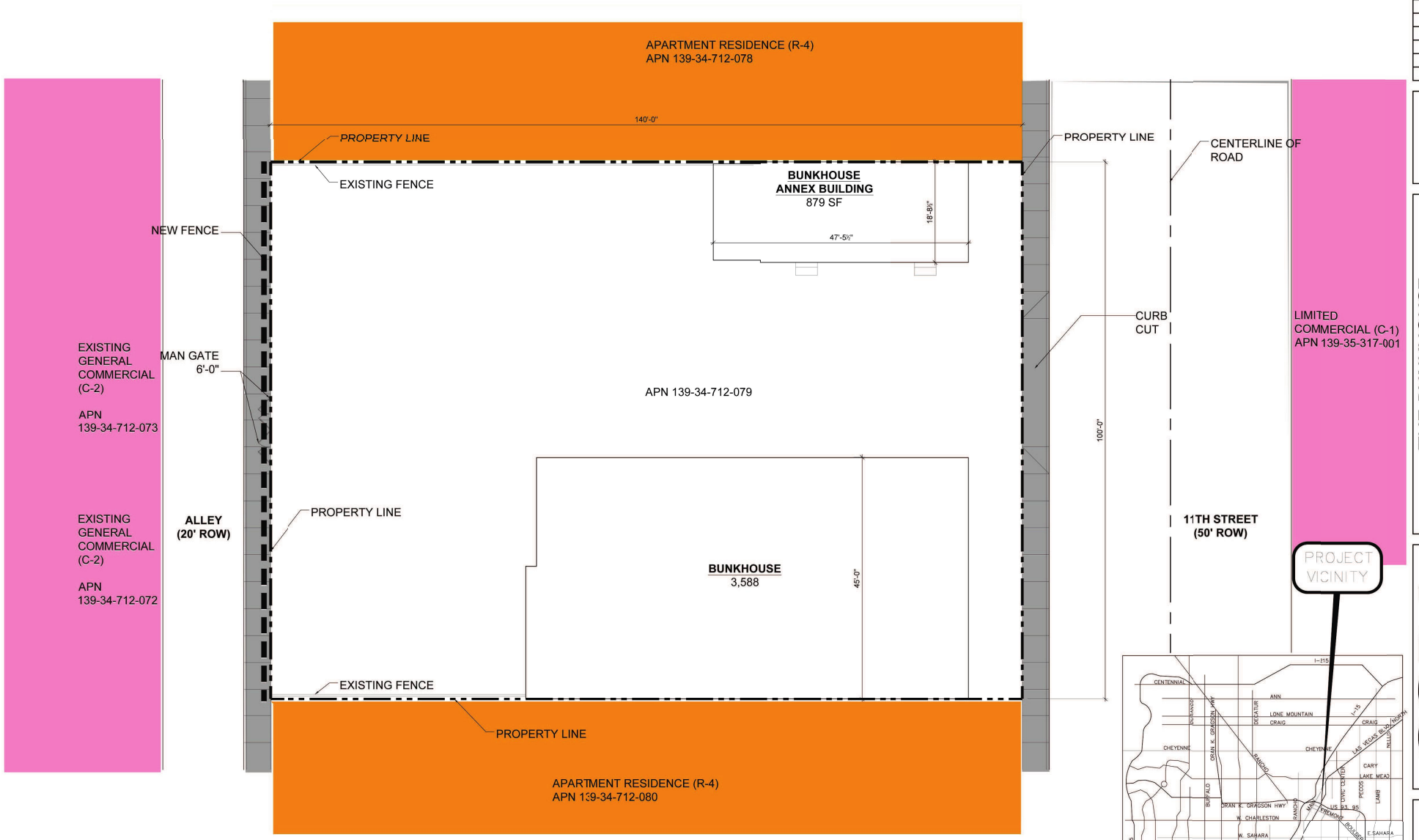


Issues and Revisions

Consultant:

Project: THE BUNKHOUSE

124 S. 11th Street , Las Vegas, NV 89101

Drawing: SITE PLAN

CSPA

CRAIG SEAN PALACIOS Architect
702.241.9751

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

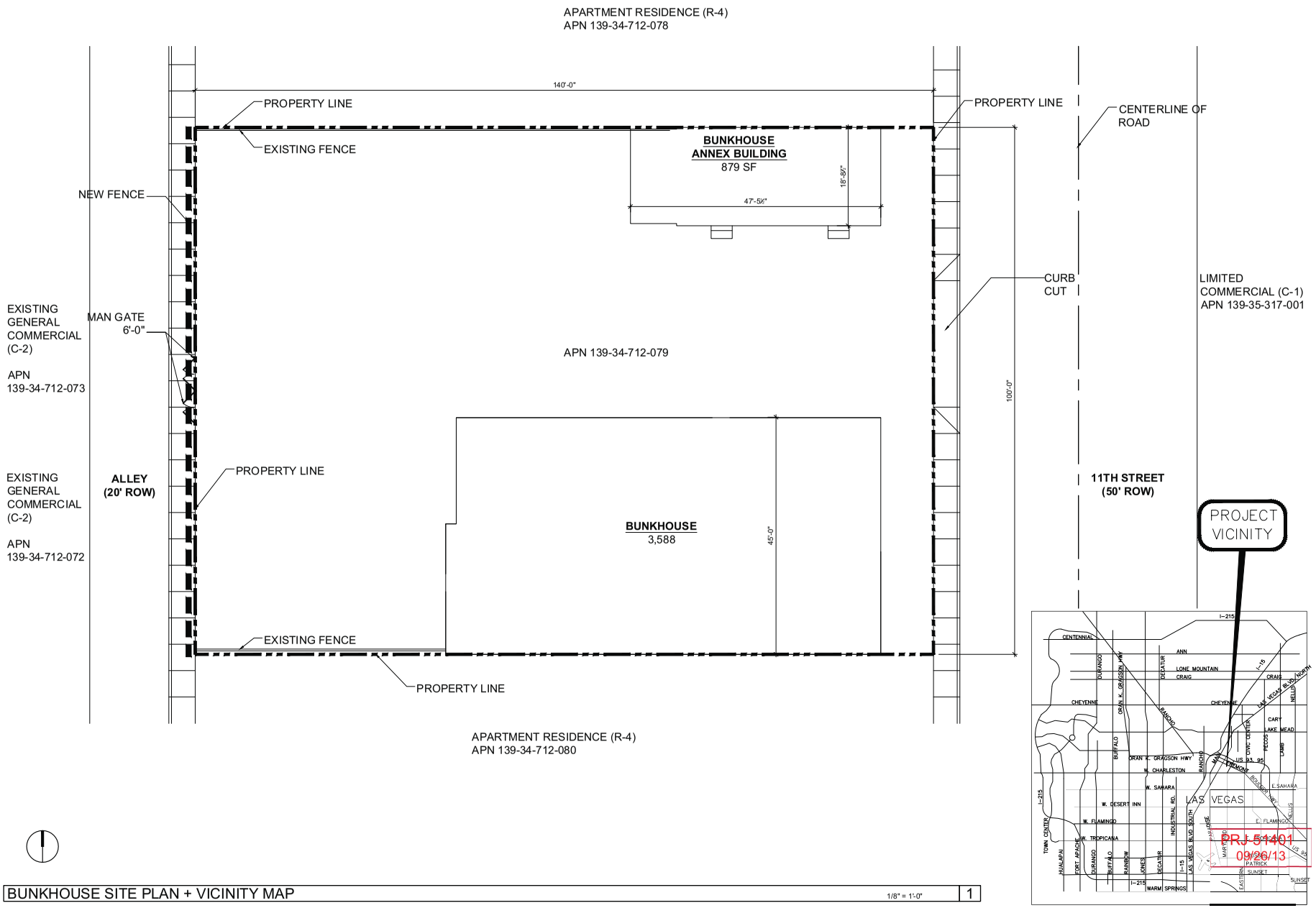
Project No.: 13-0701

Sheet No.: AS1.01

BUNKHOUSE SITE PLAN + VICINITY MAP 1/8" = 1'-0" 1

DRJ-51401
09/26/13

SDR-51434



PRJ-51401
09/26/13
PATRICK

BUNKHOUSE SITE PLAN + VICINITY MAP 1/8" = 1'-0" 1

SDR-51434

Issues and Revisions

Consultant:

Project: THE BUNKHOUSE
124 S. 11th Street , Las Vegas, NV 89101

Drawing: SITE PLAN

CSPA
CRAIG SEAN PALACIOS Architect
702.241.9751

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Project No.: 13-0701

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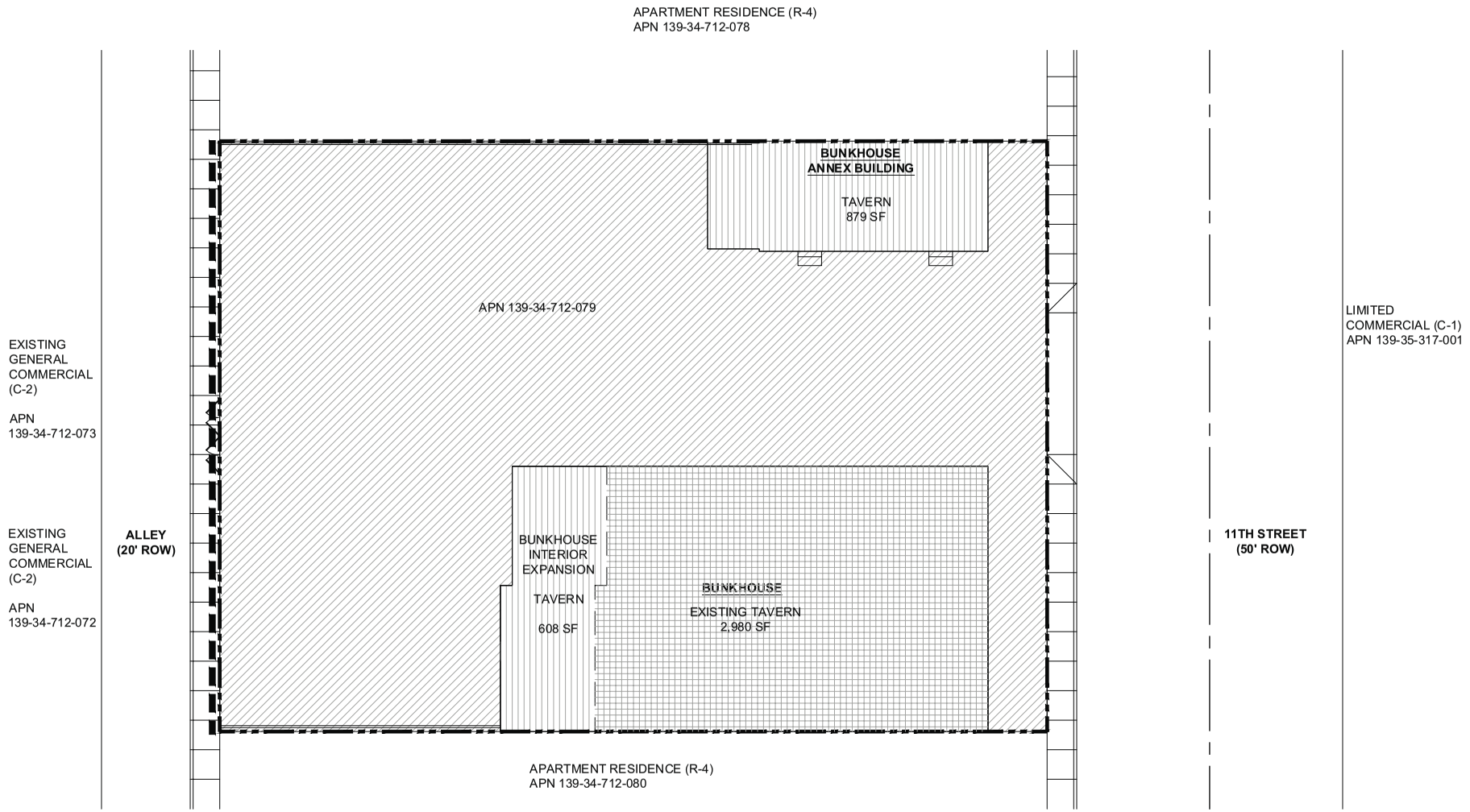

EXISTING TAVERN - 2,980 SF

INTERIOR EXPANSION TAVERN - 1,487 SF

TOTAL TAVERN AREA - 4,467 SF

PRJ-51401
09/26/13

BUNKHOUSE SITE PLAN

1/8" = 1'-0" 1

Issues and Revisions

Consultant:

Project: THE BUNKHOUSE

124 S. 11th Street , Las Vegas, NV 89101

Drawing:

CSPA
CRAIG SEAN PALACIOS Architect
702.241.9751

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Seal

Project No.: 13-0701

Sheet No.: AS1.01A

SDR-51434

TODD KESSLER
300 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

September 26, 2013

Flinn Fagg
City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
SDR – APN 139-34-712-079 Expansion of existing tavern use

Dear Mr. Fagg:

Please accept this as our official justification letter for an SDR for a proposed expansion of existing tavern use. The Application for a SDR FOR THE PROPOSED 1,487 SQUARE FOOT EXPANSION OF EXISTING TAVERN USE on 0.33 acres at 124 S. 11th Street, Las Vegas, Nevada 89101 zoned C-2 (General Commercial) is attached.

The proposed expansion of existing tavern use will allow for a more modern and updated facility and provide a much needed amenity to the new wave of urbanites that are now living and working Downtown.

This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

PRJ-51401
09/26/13

SDR-51434

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - DIR-50800 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend the Planning Commission Rules and Regulations. Staff has NO RECOMMENDATION.

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
DRAFT Planning Commission Rules and Regulations

CITY OF LAS VEGAS
PLANNING COMMISSION

R U L E S A N D R E G U L A T I O N S

I. NAME:

In accordance with the provisions of Nevada Revised Statues 278.030 and 278.040, and Title II, Chapter 2, Section 44 of the Las Vegas Municipal Code, the name of this Commission shall be the City Planning Commission of the City of Las Vegas, Nevada (hereinafter the Planning Commission).

II. MEMBERSHIP:

A. In accordance with the provisions of Title II, Chapter 2, Section 44 of the Las Vegas Municipal Code, the Planning Commission shall consist of seven (7) members, one recommended by each member of the City Council and approved by the City Council.

B. The term of each Planning Commission member shall be four years or until his/her successor takes office. The term of each member of the Planning Commission is coterminous with the term of the member of the Council who recommended the appointment. All members must be City residents.

C. No member may serve more than three consecutive full terms or be reappointed if the reappointment would result in consecutive or cumulative service longer than twelve years. The twelve-year limitation on consecutive service imposed by this subsection shall not apply to members of the Planning Commission who have served partial terms prior to August 1, 2011.

D. Members of the Planning Commission serve at the pleasure of the City Council.

E. A member of the Commission desiring to resign shall submit in writing a letter of resignation to the City Clerk's Office with copies to the City Council, the Chair, and the Planning & Development Department Director. The resignation shall be effective upon receipt by the City Clerk's Office.

F. Planning Commissioners shall comply with the Code of Ethical Standards as set forth in NRS 281.481 et seq. as applicable and amended.

REVISED 09/13/2011 PC

III. OFFICERS:

The duly elected or appointed officers of the Planning Commission shall be as follows: Chair, Vice-Chair, and Secretary.

IV. ELECTION OF OFFICERS:

A. The Chair and the Vice-Chair shall be elected annually, at the first regular meeting in January. The Chair and the Vice-Chair shall be elected by a majority vote of the entire Planning Commission.

A. The term of the Chair and Vice-Chair is one year.

B. No Planning Commissioner may serve more than two full consecutive terms as Chair or Vice-Chair.

V. DUTIES OF OFFICERS:

A. Chair:

It shall be the duty of the Chair to act as the presiding officer at all regular and special Planning Commission meetings unless he/she is incapacitated or unable to attend a meeting for any other reason. The Chair may appoint subcommittees as deemed necessary.

B. Vice-Chair:

It shall be the duty of the Vice-Chair to act as presiding officer at any regular or special meeting of the Planning Commission in the absence of the Chair.

C. Secretary:

The Director of the Department of Planning & Development, as appointed by the City Manager, shall serve as Secretary of the Planning Commission, and as such shall be responsible for the administration of the affairs of the Planning Commission. The Secretary shall be the custodian of all official records of the Planning Commission. In the event that both the Chair and Vice-Chair are incapacitated or otherwise unable to attend any regular or special meeting, the Secretary shall appoint another member to act as Chair for that particular meeting. In the absence of the Vice-Chair, the most senior member of the Commission shall act in that capacity. If multiple members have the same term, the Secretary shall appoint.

DRAFT

VI. MEETINGS:

A. Regular:

The Commission shall hold regular meetings generally on the second Tuesday of every month at 6:00 p.m. in the City Hall, or other times and locations as the Planning Commission, by majority vote at a regular meeting, shall designate. Whenever this regular meeting date is in conflict with an official holiday, the regular meeting shall be convened on a different meeting day as designated by a majority vote of the Planning Commission at a previously convened regular meeting. A calendar of all meetings for the year shall be placed on an agenda for approval by the Planning Commission.

B. Special:

Special meetings shall be held on the call of the Chair with three (3) working days notice to all Planning Commission members as required under the Open Meeting Law. Upon petition of three (3) members, the Chair shall be required to call a special meeting. In the event a special meeting is officially called by the Chair, the Secretary shall use all reasonable means at his/her disposal to make certain that all members of the Planning Commission are notified of the date, hour, and place of the special meeting and the specific purpose for which it is called.

VII. QUORUM:

The attendance by four (4) members of the Planning Commission constitutes a quorum at any regular of special meeting, for purposes of convening a meeting.

VIII. ACTIONS:

All determinations by the Planning Commission shall be made on the basis of a majority vote of the members present and voting except as specifically noted elsewhere in these Rules. The adoption of the Master Plan or of any amendment, extension, or addition thereto, shall be carried by the affirmative votes of not less than two-thirds of the total membership of the Commission pursuant to NRS 278.210. Decisions on public hearing items shall be determined by a roll call vote or through use of an electronic voting device. A tie vote shall constitute failure of a motion and a new motion shall be made on the question at the same meeting. A tie vote after the second motion shall constitute no recommendation of the agenda item by the Planning Commission. A second to a motion duly made is not required and all motions shall be voted upon. Robert's Rules of Orders shall prevail in all cases that are not otherwise provided for in these By-Laws.

IX. VOTING PRIVILEGES:

All members of the Planning Commission shall be entitled to vote on all motions or resolutions presented before the Commission except as specifically noted in these Rules. Any member shall have the right to make a motion. ~~except the Chair.~~

X. CONFLICTS OF INTEREST:

A. A member of the commission shall not approve, disapprove, vote, or otherwise act upon any matter regarding which he has accepted a gift, loan, or other financial interest as defined in NRS 281.501, as applicable and amended, which would reasonably be affected by his/her commitment in a private capacity to the interest of others, or in which he/she has a pecuniary interest, without disclosing the nature and extent of the gift, loan, commitment or interest at the time the matter is considered.

A member of the Commission shall consider refraining from approving, disapproving, voting, or otherwise acting upon any matter regarding which a member of his/her immediate family or relative has accepted a gift, loan, or other financial interest as defined in NRS 281.501, as applicable and amended without disclosing the full nature and extent of the gift, loan, commitment or interest at the time the matter is considered.

B. Abstentions: A member who decides to abstain whether because of a conflict of interest or otherwise must state his/her reasons for doing so on the record at the time the matter is considered and before the vote is taken. The abstaining member may absent himself or herself from the presence of non-abstaining members during the Commission's consideration of the matter in question.

XI. ATTENDANCE:

A. Each Commissioner who will be unable to attend a meeting of the Commission shall notify the Secretary at the earliest opportunity, but not later than 5:00 p.m. on the day prior to the date of the meeting. The Secretary shall notify the Chair if the projected absence(s) will produce a lack of quorum.

B. If a member of the Planning Commission without excuse fails to attend at least 75% of the meetings held within the previous 12 months or misses three consecutive meetings, the member shall be subject to removal from office at the discretion of the City Council.

C. Planning Commissioners, who were unable to attend a meeting at which an agenda item was heard but no substantive action was taken, may become informed about the agenda item by reviewing all submissions and either the video or audio tape of the proceedings, if any. After a full review of the materials related to the agenda item, and if otherwise, eligible to vote, the Planning Commissioners may vote on the agenda item simultaneously with the other Planning Commissioners.

XII. ADDRESSING THE COMMISSION:

A. Every Planning Commissioner desiring to speak shall address the Chair and, upon recognition by the Chair, shall confine himself or herself to the question under debate, avoiding all personalities and indecorous language.

B. A Planning Commissioner, once recognized, shall not be interrupted when speaking unless it is to call the Planning Commissioner to order. If a Planning Commissioner, who is speaking, is called to order, the Planning Commissioner shall cease speaking until the question of order is determined, and if in order, shall be permitted to proceed.

C. Any person wishing to address the Planning Commission shall first secure permission of the Chair to do so.

D. Oral presentations given during the Citizens' Participation portion of the agenda or any other agenda item should not be repetitious and shall be confined to three minutes maximum duration, unless the Chair or quorum of the Commission grants additional time. No action shall be taken on issues raised under the Citizens' Participation portion of the agenda.

XIII. USE OF CITY STAFF:

A. Planning Commissioners should always feel free to go to the Planning Director. Commissioners will provide ongoing feedback, information, and perceptions to the Planning Director. When a Commissioner has a concern with the Planning & Development Department, the concern should be discussed with the Planning Director.

B. Planning Commissioners shall make all requests for staff time to the Planning Director, who is authorized to approve or deny such requests.

C. Planning Commissioners may and should seek clarifying information from the Planning Director. Direct communication with employees of the Planning & Development Department is allowed at the discretion of the Director.

D. Planning Commissioners shall address legal questions regarding matters before the Commission to the City Attorney's Office and inform the Planning Director.

XIV. ADOPTION AND AMENDMENTS:

A. Adoption:

These Rules shall be adopted by a majority vote of the entire Planning Commission.

B. Amendments:

These Rules may be amended from time to time by a majority vote of the entire Planning Commission provided such Amendments are not inconsistent with or in conflict with the City Charter or any Ordinance of the City of Las Vegas or the Nevada Revised Statutes and provided further that any proposal to amend the Rules shall be presented to the Planning Commission at a regular meeting, discussed and tabled, and be included on the Agenda for action by the Planning Commission at the next regular meeting.

RICHARD TRUESDELL, CHAIR
PLANNING COMMISSION

APPROVED: _____

ATTEST:

_____
M. MARGO WHEELER, AICP, SECRETARY

APPROVED AS TO FORM:

_____
BRYAN SCOTT, ASSISTANT CITY ATTORNEY FOR CITY ATTORNEY BRAD JERBIC

DRAFT

City of Las Vegas Agenda Item No.: **53.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-50874 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to provide procedures related to allowing an entitlement for a "temporary" use/development concurrent with an existing entitlement for the same property and provide for other related matters.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
NO RECOMMENDATION

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **54.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-51100 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to readopt the Town Center Development Standards to include various clarifications and updated code references related to changes made to LVMC Title 19 with the adoption of the Unified Development Code.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **55.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-51219 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend LVMC 19.12 related to Permitted Uses, 19.16 related to Applications and Procedures and 19.18 related to Definitions and Measures regarding the Home Occupation use by revising the zoning district applicability, description and definition; provide a definition for Cottage Food Operation and amend the various provisions for Home Occupation Permits and to provide for other related matters.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **56.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-51221 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.16.170 related to Temporary Sign Permit by revising the procedures to allow for a Special Event Permit to also service as a Temporary Sign Permit and to provide for other related matters.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **57.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-51291 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC Chapter 19.12 regarding the Short-Term Residential Rental use regulations to prohibit short-term vacation rentals in any residential zoning district and to provide for other related matters.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.:

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED



AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

